



# County of Fairfax, Virginia

December 3, 2014

## STAFF REPORT

### SPECIAL PERMIT SP 2014-MV-108

#### MOUNT VERNON DISTRICT

**APPLICANTS/OWNERS:** Kari B. Shapero and Craig D. Shapero

**STREET ADDRESS:** 1816 Edgehill Drive, Alexandria, 22307

**SUBDIVISION:** Belle Haven

**TAX MAP REFERENCE:** 83-3 ((14)) (07) 14

**LOT SIZE:** 13,076 square feet

**ZONING DISTRICT:** R-4

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction of certain yard requirements to permit construction of addition 23.1 feet and roofed deck / entryway 22.6 feet with steps 20.8 feet from front lot line.

#### STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-MV-108 for the addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*Casey V. Gresham*

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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

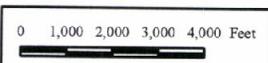
# Special Permit

SP 2014-MV-108

KARI B. SHAPERO AND CRAIG D. SHAPERO

CITY OF ALEXANDRIA

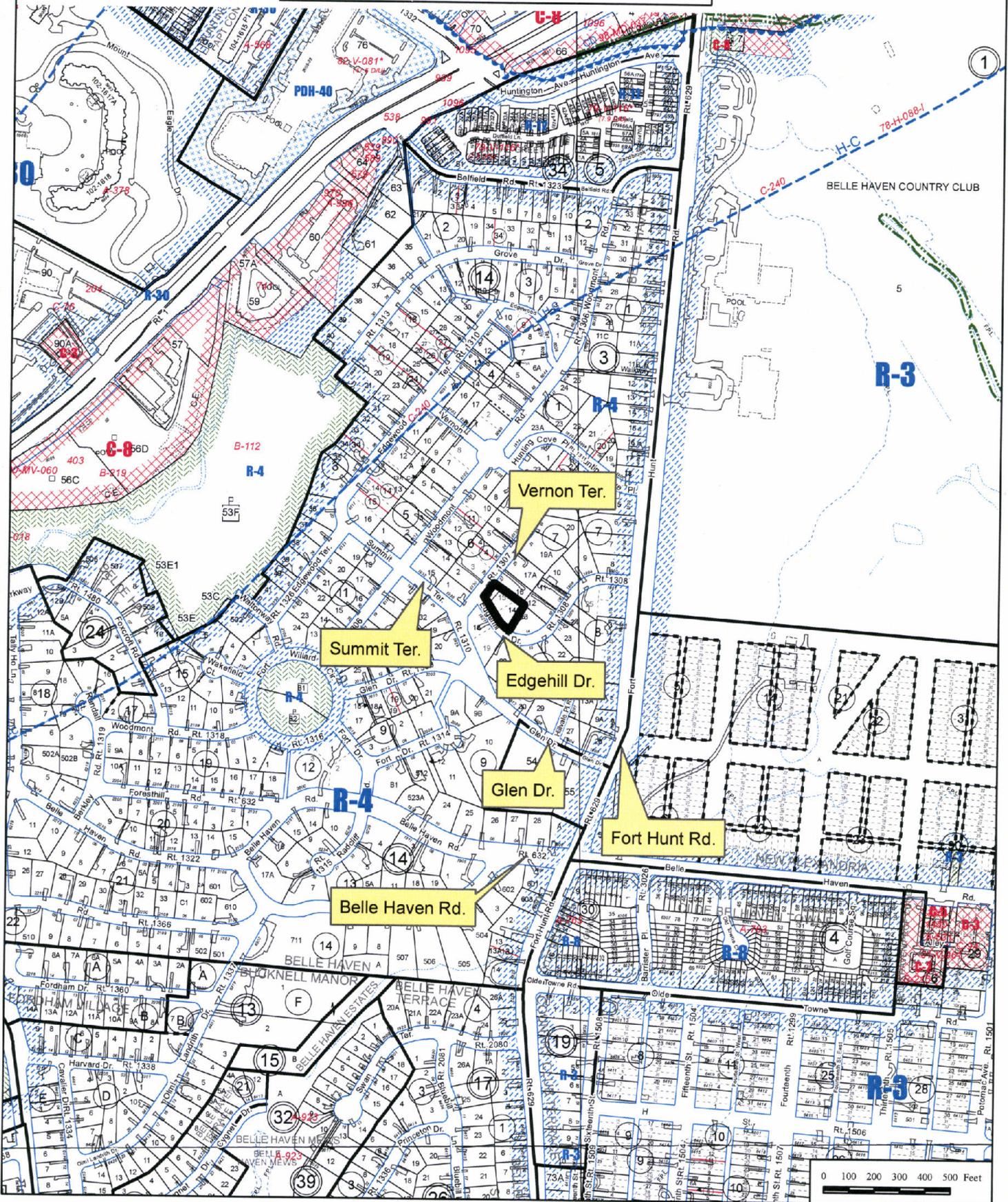
OLDE TOWNE ALEXANDRIA



# Special Permit

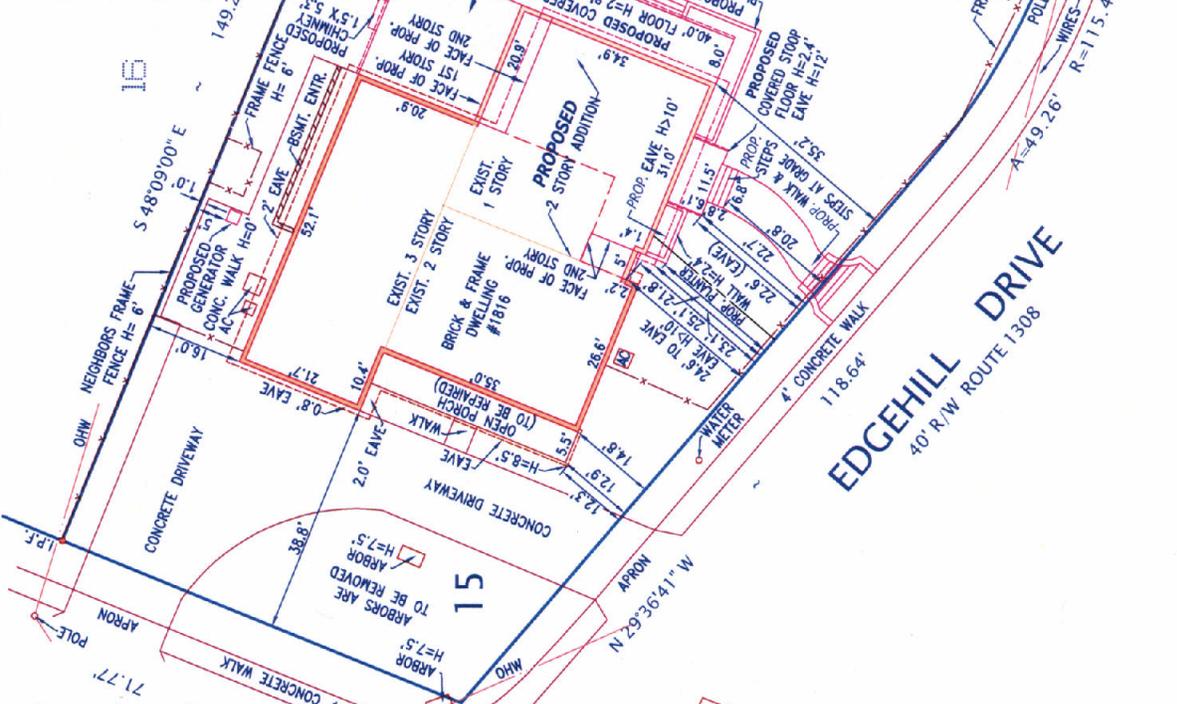
SP 2014-MV-108

KARI B. SHAPERO AND CRAIG D. SHAPERO



0 100 200 300 400 500 Feet

- TAX MAP: 0833 14070014. ZONE: R-4 (INCLUDES LOT 015)
- PROPERTY SERVED BY PUBLIC WATER AND SEWER.
- NO UTILITY EASEMENTS 25 FEET WIDE OR GREATER WERE FOUND ON THIS PROPERTY.
- THERE ARE NO FLOOD PLAIN OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- TOTAL LOT AREA = 15,048 S.F.
- NO GRAVE SITES OR BURIAL GROUNDS WERE FOUND ON THIS PROPERTY.
- MINIMUM YARDS REQUIRED:  
FRONT 30 FEET  
SIDE 10 FEET  
REAR 25 FEET
- HEIGHTS:  
DWELLING 27 FEET  
DWELLING AFTER ADDITION 29 FEET  
FENCES 4 FEET  
OTHER AS SHOWN
- APPROXIMATE FLOOR AREAS:  
DWELLING 5600 SQUARE FEET  
PROPOSED ADDITION 2500 SQUARE FEET  
ADDITION EQUALS 45% OF EXISTING FAR: EXISTING .37 PROPOSED .54
- THE EXISTING DWELLING WAS CONSTRUCTED IN 1935 WITH ADDITIONS MADE IN 1974 AND 2010.
- IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS NOTED.



VERNON TERRACE  
50' R/W ROUTE 1307  
N 41° 51' 00" E 71.77'

RECORD NORTH



EXISTING 1 STORY ADDITION, PATIOS, STEP, AND SHRUBS - TO BE REMOVED.

EDGEHILL DRIVE  
40' R/W ROUTE 1308

SPECIAL PERMIT PLAT  
LOTS 14 & 15 BLOCK 7 SECTION 2  
**BELLE HAVEN**  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 20' JANUARY 14, 2014

ALTRERA SURVEYS, INC.  
11350 RANDOM HILLS ROAD #430  
FAIRFAX, VIRGINIA 22030  
TEL. NO. 703-520-1558  
FAX NO. 703-995-4800  
INBOX@ALTRERASURVEYS.COM

REVISIONS  
APRIL, MAY, JUNE, & SEPTEMBER, 2014

**CRAFTED ARCHITECTURE LLC**  
 Christine Kelly, AIA  
 2109 Popkins Lane Alexandria, Virginia 22307  
 ph 703-768-7371 fax 703-768-8444  
 e-mail christine@craftedarchitecture.com

**PROJECT**

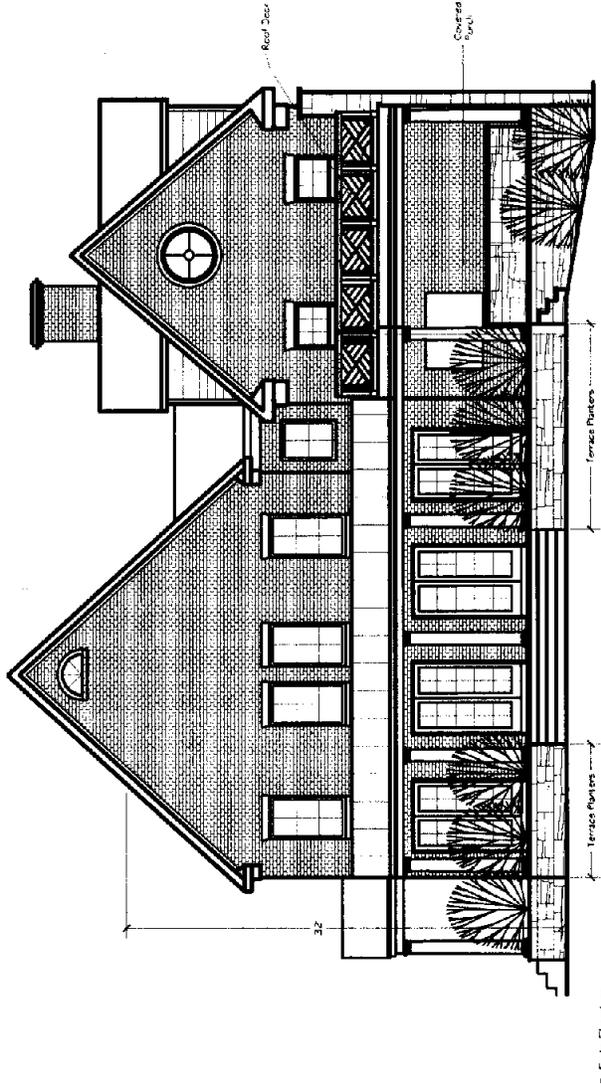
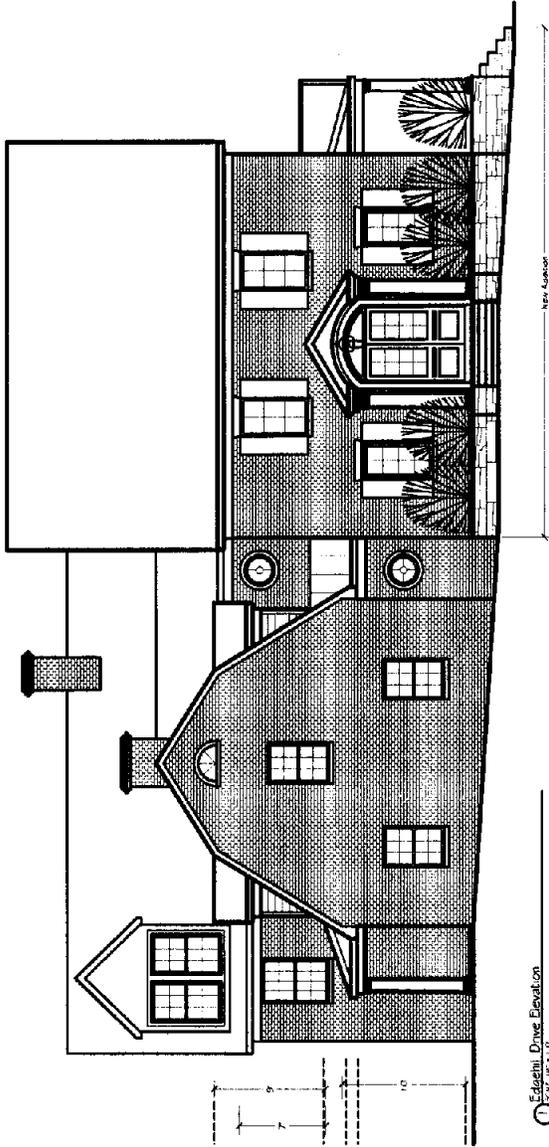
Shoreline Residence  
 10000 Lakeside Drive  
 Alexandria, Virginia 22307

Drawing  
 01/10/14

Submission  
 01/10/14

Date  
 October 1, 2014

Sheet No. **A3**



CRAFTED ARCHITECTURE LLC  
Christine Kelly, AIA  
2109 Popkins Lane Alexandria, Virginia 22307  
ph 703-768-7371 fax 703-768-8444  
e-mail chnstine@craftedarchitecture.com

PROJECT

Shirley Residences  
10000 Shirley Road  
Alexandria, Virginia 22307

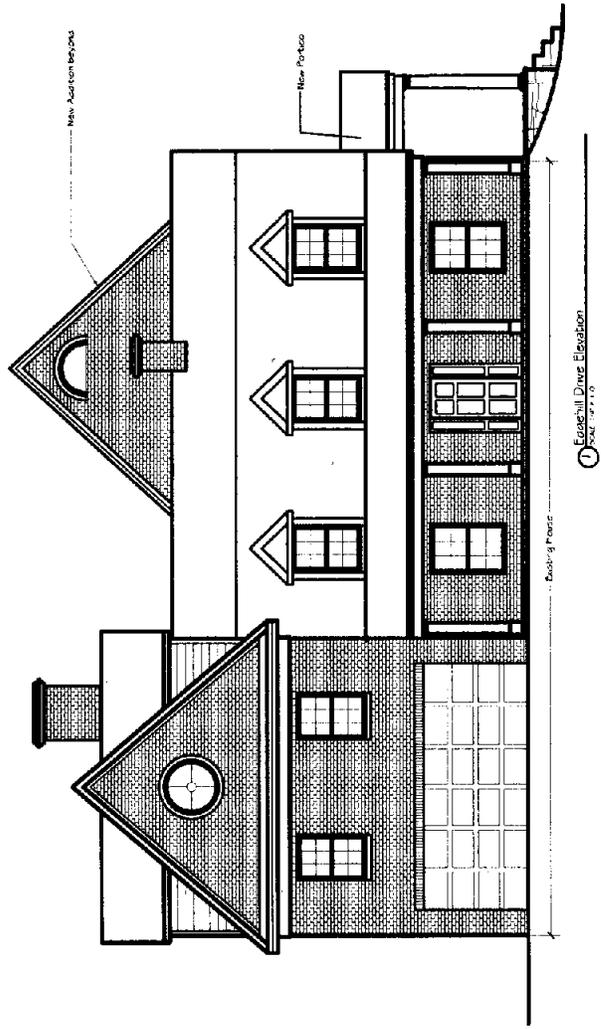
Drawing  
Elevation

Submission  
08/14/2014

Date  
October 1, 2014

Sheet No.

A4



1 Elevation  
Looking From

## SPECIAL PERMIT REQUEST

The applicants request approval of a special permit to allow a reduction of certain yard requirements to permit construction of addition 23.1 feet and a roofed deck / entryway 22.6 feet with steps 20.8 feet from the front lot line.

A copy of the special permit plat titled "Special Permit Plat, Lots 14&15, Block 7, Section 2, Belle Haven," prepared by Allterra Surveys, dated January 14, 2014, as revised through September 30, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

A copy of the proposed development conditions, statement of justification with select file photographs, and affidavit are contained in Appendices 1-3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 13,076 square foot corner lot contains a two-story brick dwelling, which is accessed by a half circle concrete driveway on Vernon Terrace and Edgehill Drive. The dwelling is accessed via an entrance connected to the concrete driveway. The front yard along Edgehill Drive, as well as the eastern rear yard, are surrounded by a four foot high wooden frame fence; the northern rear yard is enclosed by the neighbor's six foot high frame fence. The eastern rear yard also contains a two foot high stacked stone retaining wall. There are no easements located on the property.

The subject property and surrounding properties are zoned R-4 and developed with single family detached dwellings.



Figure 1. Lot location

## BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1935 and purchased by the applicant in July 2009. In 1973, a previous owner obtained a building permit to add a two story 3,000 square foot addition to the existing structure and provided in Appendix 4.

Since the adoption of the Zoning Ordinance, special permit and variance applications have been heard by the Board of Zoning Appeals for nearby properties as shown in Appendix 5.

## DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a reduction of certain yard requirements to permit construction an addition. The addition, located 23.1 feet from a front lot line, would be used as a family room. The addition would also have a roofed deck entrance with steps serving as the main entryway to the home. The roofed entrance would be located 22.6 feet from the front lot line, and the steps would be located 20.8 feet from the front lot line. In an area zoned R-4, the required front yard is 30 feet. The applicant is requesting reductions of 6.9 feet (23%), 7.4 feet (24.7%) and 9.2 feet (30.7%).

Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Family Room Addition including Entryway	Front	30.0 feet	23.1 feet	6.9 feet	23%
Roofed Deck / Entryway	Front	30.0 feet	22.6 feet	7.4 feet	24.7%
Entryway Steps	Front	30.0 feet	20.8 feet	9.2 feet	30.7%

The applicant has proposed to construct a two-story addition to the existing dwelling that will serve as additional family room space and additional bedroom and living space approximately 2,500 square feet in size. This proposed addition would be located in the front yard of the dwelling, and a portion of the addition would be a second floor located above an existing portion of the home. The roofline of two-story addition would be higher than the existing roofline of the home, but it would be well within the maximum height requirements and would be consistent with the current materials. The applicant plans to remove one tree that is located in VDOT right-of-way, and the shrubs currently located

exterior addition would be consistent with the existing dwelling, using brick veneer and a gable roof.

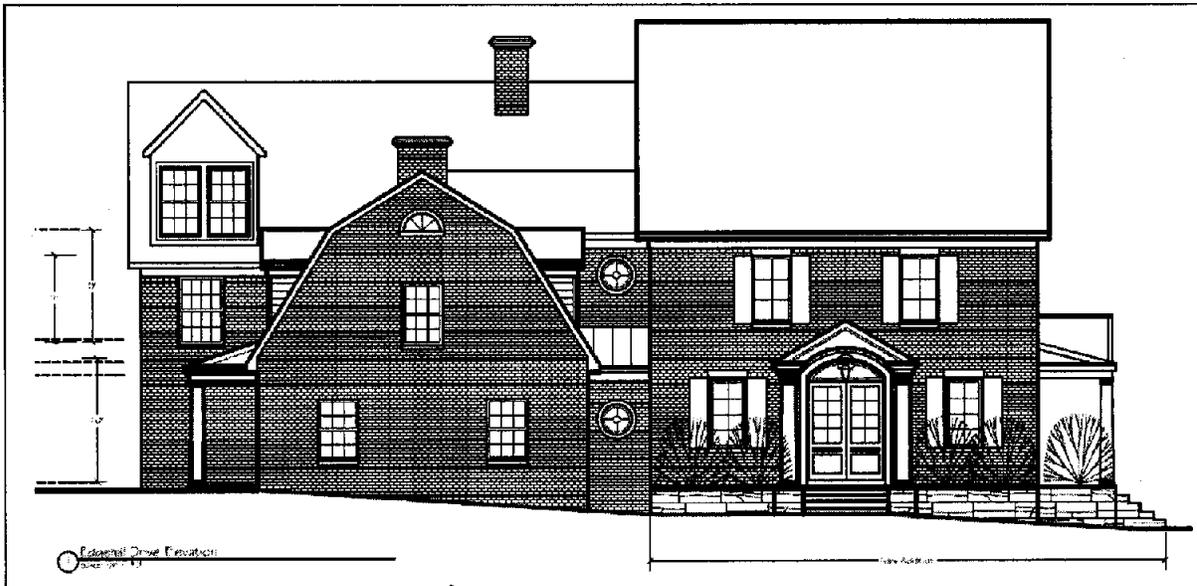


Figure 2. Proposed Elevation

## ANALYSIS

### Comprehensive Plan Provisions

**Plan Area:** IV

**Planning Sector:** Belle Haven Community Planning Sector

**Plan Map:** 3-4 dwelling units per acre

### Zoning Ordinance Requirements

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

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

The following tables provide an overview of the standards reviewed in Sect. 8-006, Sect. 8-303, and Sect. 8-922 for the Reduction of Certain Yard requirements.

**General Standards for Special Permit Uses (Sect. 8-006)**

<p><b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-4 District allows a reduction in minimum required yards with a special permit approval. The proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-4 District.</p>
<p><b>Standard 3</b> Adjacent Development</p>	<p>In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties or value.</p>
<p><b>Standard 4</b> Pedestrian/Vehicular Traffic</p>	<p>No increase vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.</p>
<p><b>Standard 5</b> Landscaping/Screening</p>	<p>There is existing vegetation and additional proposed screening that partially screens the addition from the neighbors to the southwest.</p>
<p><b>Standard 6</b> Open Space</p>	<p>There is no open space requirement.</p>
<p><b>Standard 7</b> Utilities, Drainage, Parking, and Loading</p>	<p>There are no changes to the utilities, drainage, parking or loading of the site.</p>
<p><b>Standard 8</b> Signs</p>	<p>No signage is proposed.</p>

**Standards for all Group 3 Uses (Sect. 8-303)**

<p><b>Standard 1</b> Lot Size and Bulk Regulations</p>	<p>The lot size and bulk regulations for the subject property are satisfied with the existing development of the property. The bulk regulations for minimum required yards are requested to be modified with the special permit application.</p>
<p><b>Standard 2</b> Performance Standards</p>	<p>The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.</p>
<p><b>Standard 3</b> Site Plan</p>	<p>The construction will disturb more than 2,500 square feet; therefore the application is subject to the provisions of Article 17, Site Plans.</p>

**Standards for Reduction of Certain Yard Requirements (8-922)**

<p><b>Standard 1</b> Yard Requirements Subject to Special Permit</p>	<p>A. Minimum Required Yards - Yes B. Pipestem lots- N/A C. Accessory Structure locations – N/A D. Extensions into minimum required yards- N/A</p>
<p><b>Standard 2</b> Not A Detached Structure in a Front Yard</p>	<p>Not applicable to the subject application.</p>
<p><b>Standard 3</b> Contain a Principal Structure</p>	<p>The subject property contains a single family dwelling, which is an existing principal structure.</p>

<p><b>Standard 4</b> Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The proposed addition is 2,500 square feet, and the existing GFA of the primary structure is 5,600 square feet. Therefore the proposed addition will be approximately 30%, which is less than the maximum 150% expansion requirement.</p>
<p><b>Standard 5</b> Construction of Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>There is no accessory structure proposed, so this standard is not applicable to this application.</p>
<p><b>Standard 6</b> Construction in Character with On-site Development</p>	<p>The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed addition will be compatible with the dwelling. Staff believes that the application meets this provision.</p>
<p><b>Standard 7</b> Construction Harmonious with Off-site Development</p>	<p>Through the statement of justification, aerial photography, photos and architectural elevations submitted by the applicant, staff has determined that the addition is similar in nature to surrounding dwellings in the neighborhood in terms of height, scale, and architecture. Staff believes this addition will be harmonious with surrounding uses and meets this provision.</p>
<p><b>Standard 8</b> Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>With existing vegetation and additional screening as conditioned, staff believes that the proposed addition will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. In regards to stormwater, the application is subject to the provisions of Article 17, Site Plans, and any anticipated stormwater issues will be addressed at that time.</p>
<p><b>Standard 9</b> Minimum Required Yards is the Minimum Amount of Reduction Necessary</p>	<p>The proposed addition would be located 23.1 feet from the front lot line, which is 23% of a reduction of the required yards. The entryway and stairs further encroach into the setbacks but are limited in scope. The corner lot status of the property limits the alternative locations for any additions on the property. Staff believes that this is a minor encroachment and is the minimum amount of reduction necessary to accommodate the addition.</p> <p>Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p>
<p><b>Standard 10</b> BZA May Impose Conditions</p>	<p>Staff has proposed development conditions in Appendix 1.</p>
<p><b>Standard 11</b> Submission Requirements</p>	<p>Satisfied at time of submittal.</p>
<p><b>Standard 12</b> Architectural Elevations</p>	<p>Elevations are provided and proposed to be incorporated as part of the development conditions.</p>

**Urban Forestry (Appendix 6)**

The Urban Forestry Management Division (UFMD) provided comments concerning tree preservation. Staff recommends that a tree preservation plan be provided at the time of the first and any subsequent grading plans. In order to mitigate the impact of the addition on the surrounding property owners, staff recommends that additional screening be provided along Edgehill Drive to the satisfaction of UFMD. A development condition has been included in Appendix 1 to ensure the applicant meets these standards.

**CONCLUSION**

Staff believes that the request for a special permit for reduction in certain yard requirements to permit an addition is in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions contained in Appendix 1 of the staff report.

**RECOMMENDATION**

Staff recommends approval of SP 2014-MV-108 for the addition and covered entryway / steps with adoption of the proposed development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

**APPENDICES**

1. Proposed Development Conditions
2. Applicant's Statement of Justification and Select File Photos
3. Applicant's Affidavit
4. Building Permit for Initial Addition
5. Similar Case History
6. Urban Forestry Management Division Memorandum
7. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-MV-108****December 3, 2014**

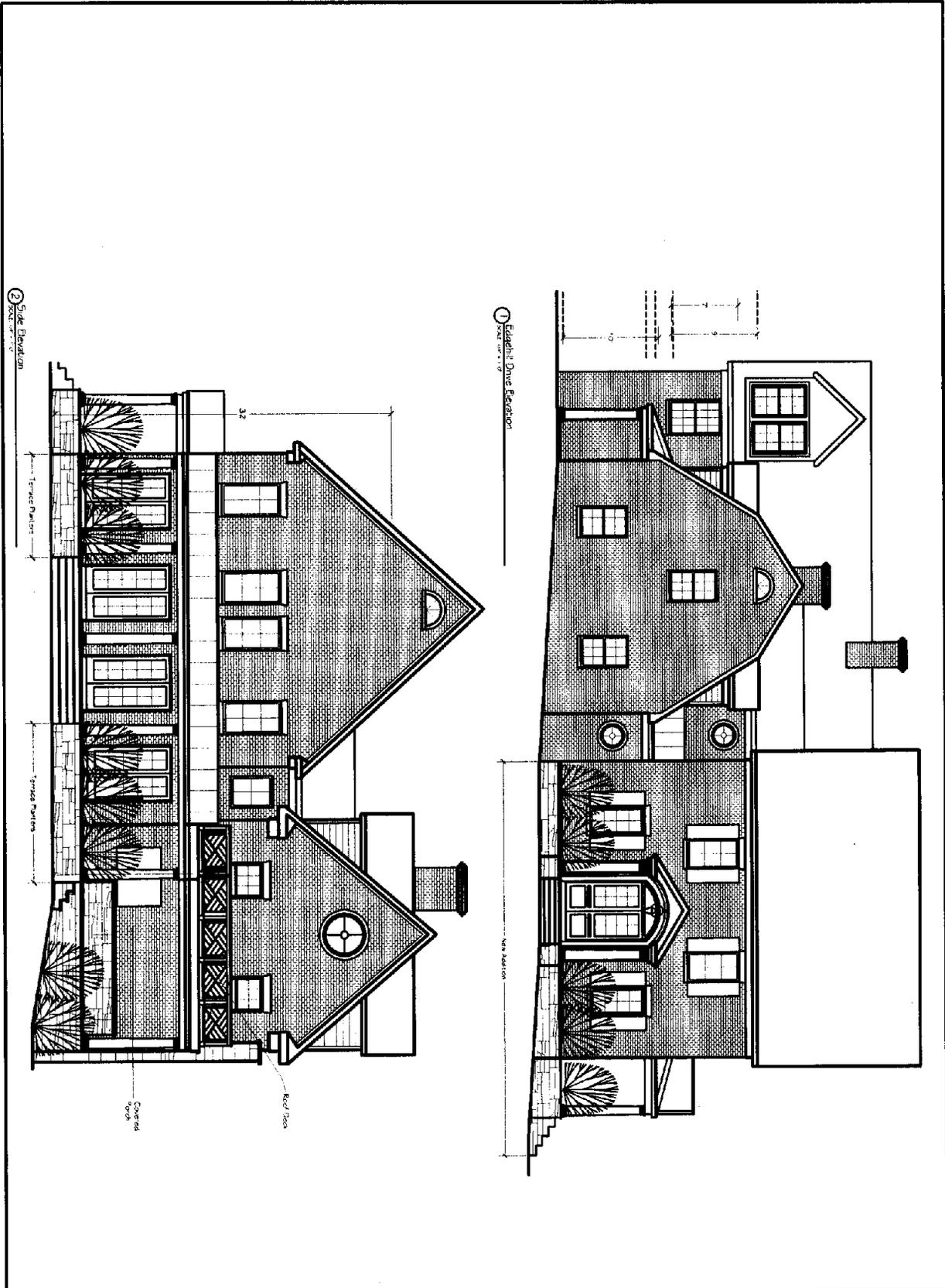
If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-108 located at Tax Map 83-3 ((14)) (7) 14 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (2,500 square feet, 29 feet in height), as shown on the plat titled "Special Permit Plat, Lots 14&15, Block 7, Section 2, Belle Haven," prepared by Alterra Surveys, dated January 14, 2014, as revised through September 30, 2014, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (5,600 square feet existing + 8,400 square feet (150%) = 14,000 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. The Applicant shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:
  - a. The location of all existing trees on site that will be removed or retained as dictated by the proposed construction.
  - b. The location of construction storage and stockpile as they may affect the critical roots of existing trees.

- c. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
  - d. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
  - e. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.
6. To further screen the addition, a single row of evergreen trees shall be installed along Edgehill Drive.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



**CRAFTED ARCHITECTURE LLC**

Christine Kelly, AIA  
 2109 Popkins Lane Alexandria, Virginia 22307  
 ph 703-768-7371 fax 703-768-8444  
 e-mail christine@craftedarchitecture.com

**PROJECT**

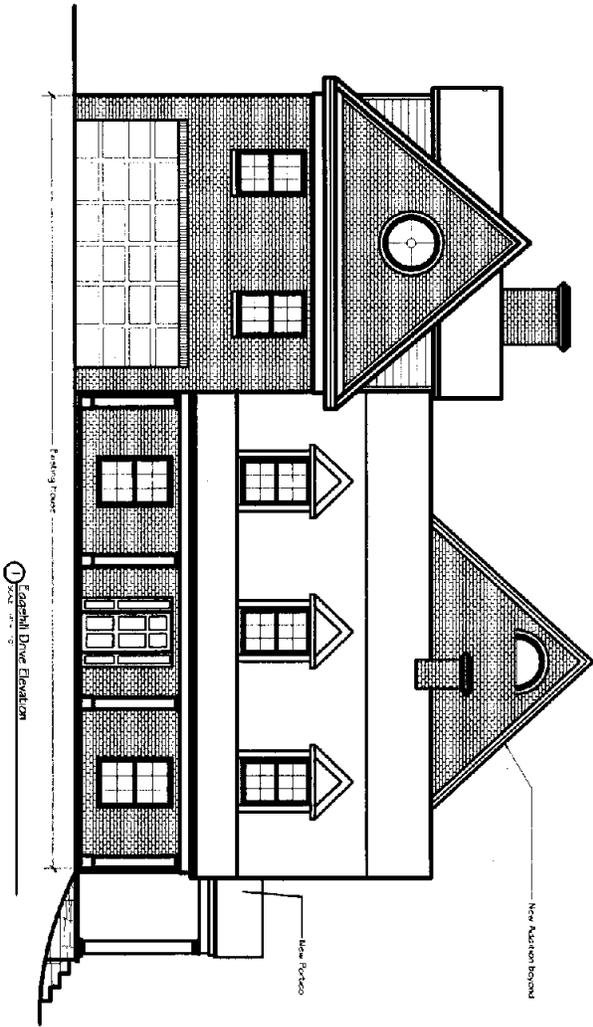
Owner: Eugene  
 91 G. Eugene Drive  
 Alexandria, Virginia 22307

**DRAWING**

Submission  
 02/14/2014

Date  
 02/14/2014  
 Sheet No.

**A3**



**CRAFTED ARCHITECTURE LLC**

Christine Kelly, AIA  
 2109 Popkins Lane Alexandria, Virginia 22307  
 ph 703-768-7371 fax 703-768-8444  
 e-mail christine@craftedarchitecture.com

**PROJECT**

Shelton Residence  
 2109 Popkins Lane  
 Alexandria, VA 22307

**Drawing**

Number

**Submission**

Date

**Date**

Issue 1, 2014

**Sheet No.**

**A4**

MAY 30 2014

Zoning Evaluation Division

**Statement of Justification****Shapero Residence****1816 Edgehill Drive****Alexandria, Virginia 22307**

We are proposing a special permit for a front yard setback reduction for the construction of a new rear family room addition, and covered stoop addition to the existing house. The addition will be utilized daily by the owners of the property, Craig and Kari Shapero, and their children. The proposed use will not affect the flow of traffic on the street or increase the number of trips made by the Shaperos from their house in Alexandria, Virginia.

The existing house is 5600 sq. ft and the proposed new development is 2500 sq. ft. The addition will be 48% of the existing structure and therefore subordinate in purpose, scale use and intent to the principal structure on site. The existing FAR for the property is 16%. The Floor Area Ratio (including the new addition) is 23%.

The proposed addition is in scale and character with the existing on-site development in terms of location (it is aligned with the existing house), height (the slope of the new gable roof matches the existing roof), bulk and scale of the existing home on the lot. The addition is wood frame construction with a brick veneer and a gable roof to tie in with the existing house. The brick materials of the new addition will match the existing house. The proposed extension is in harmony with the existing fabric of the neighborhood, off-site uses, structures and zoning district. The height and scale of the addition match the scale, height and location of the surrounding structures. One tree will be removed for the construction of the addition. The addition does not adversely affect the use or development of neighboring properties with regard to issues such as noise, light, air, safety, erosion and storm water runoff. The size and height of the addition does not conflict with the existing and anticipated traffic in the neighborhood.

Drainage and parking will be suitable for the site and project. There are no signs associated with this project. There are no known toxic or hazardous substances or waste on the site. There are no existing storage containers on site. There are no easements, septic fields, or preservation of historic resources on site.

Other than our application for a Special Use Permit from Fairfax County, the proposed addition conforms to all known ordinances, regulations and standards and all proposed uses are residential.

The amount of disturbed area = 3287 sq. ft. which includes access from the existing driveway.

1816 Edgehill Drive

RECEIVED  
Department of Planning & Zoning

FEB 04 2014

Zoning Evaluation Division

Front of House - Photo # 1



Front of House - Photo # 2



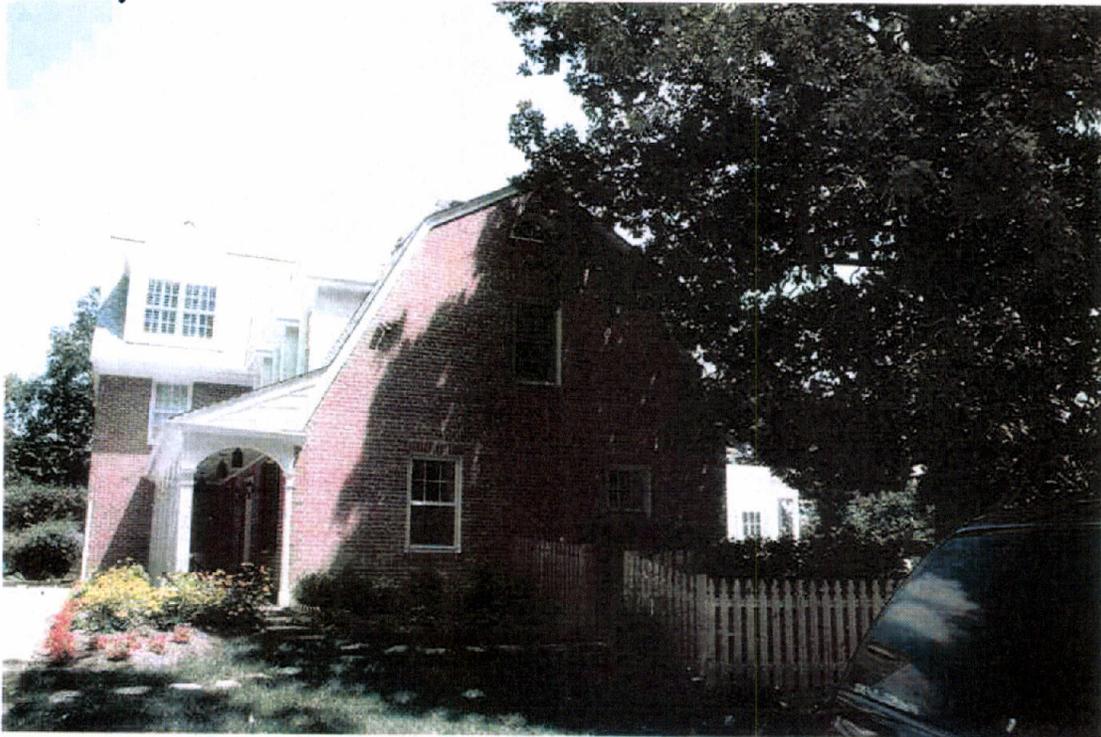
1816 Edgemoor Drive

RECEIVED  
Department of Planning & Zoning

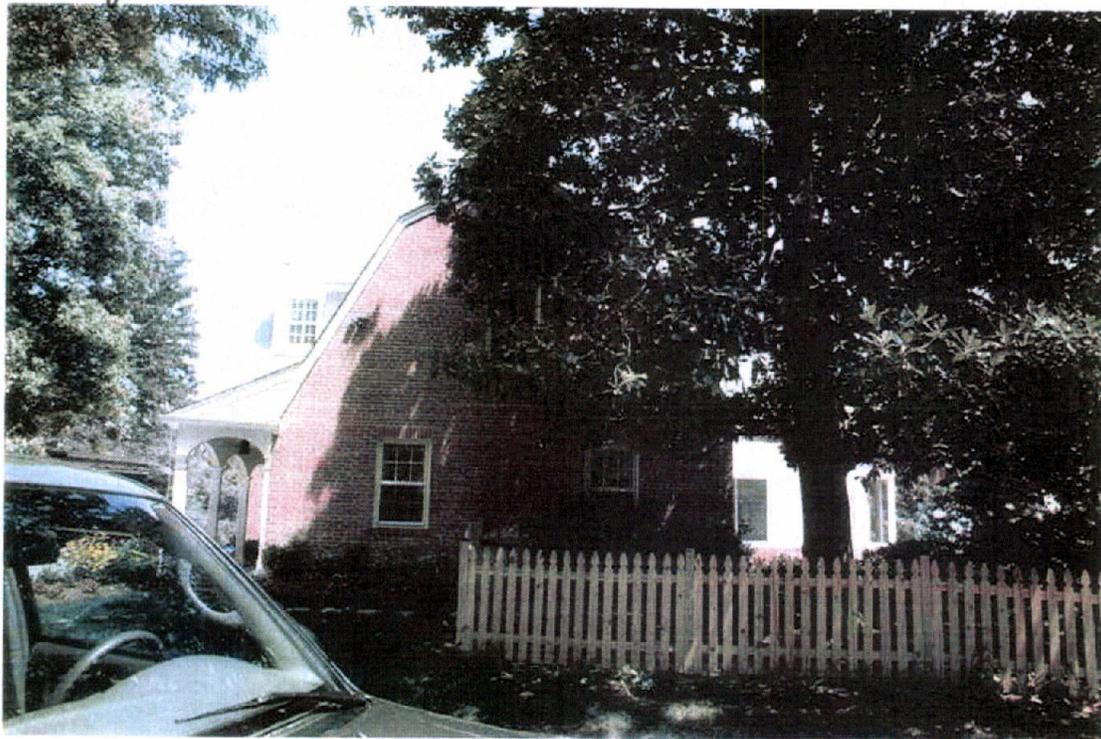
FEB 04 2014

Zoning Evaluation Division

Side of house - Photo # 3



side of house - Photo # 4



1816 Edgemoor Drive

RECEIVED  
Department of Planning & Zoning

FEB 04 2014

Zoning-Evaluation Division

Neighbor's house behind - Photo # 5



Front of house - Photo # 6



1316 Edgemoor Ave

RECEIVED  
Department of Planning & Zoning

FEB 04 2014

Zoning Evaluation Division

Side of house - Photo # 1



Photo # 2



1816 Edgchill Drive

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Department of Planning & Zoning

FEB 04 2014

Zoning Evaluation Division

Looking along Edgchill Drive - Photo # 9



Back of house - Photo # 10



RECEIVED  
Department of Planning & Zoning

FEB 04 2014

Zoning Evaluation Division

*Back of House - Photo #11*



*Photo #12*

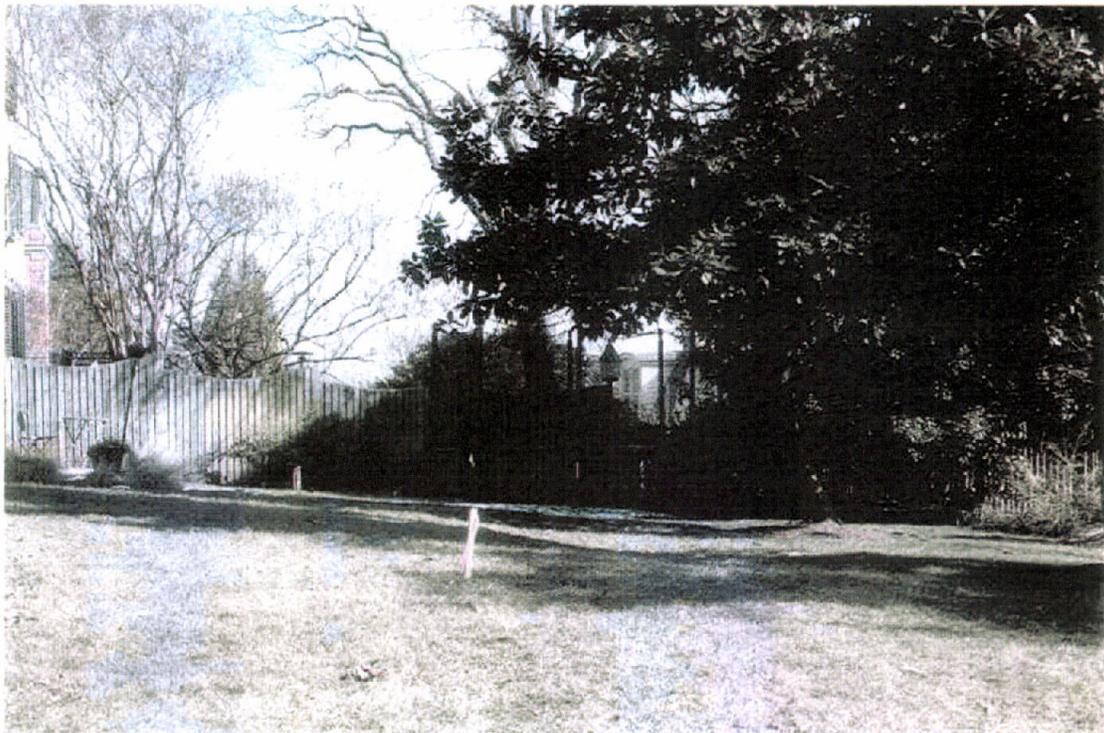


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FEB 04 2004  
Zoning Evaluation Division

Photo # 13



Photo # 14



2/3/2014

House across Street on Vernon Terrace Google Maps Photo # 15



RECEIVED  
Department of Planning & Zoning  
FEB 04 2014  
Zoning Evaluation Division

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124303

DATE: 2-1-14  
 (enter date affidavit is notarized)

I, Christine A Kelly, 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 <b>BOLD</b> above)
<i>Christine A. Kelly Crafted Architecture LLC</i>	<i>2109 Poptkins Lane Alexandria, VA 22307</i>	<i>Authorized Agent</i>
<i>Craig Dean Shapiro</i>	<i>1816 Edgchill Drive Alexandria, VA 22307</i>	<i>Applicant/Title owner</i>
<i>Kari Britt Shapiro</i>	<i>1816 Edgchill Drive Alexandria, VA 22307</i>	<i>Applicant/Title owner</i>

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

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124303

DATE: 2-1-14  
(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)

*Crafted Architecture LLC  
2109 Poplar Lane, Alexandria, VA 22307*

**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)

*Christine A Kelly 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): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 2-1-14  
(enter date affidavit is notarized)

124303

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

N/A

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

N/A

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

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

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124303

DATE: 2-1-14  
(enter date affidavit is notarized)

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

124303

DATE: 2-1-14  
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

*None*

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

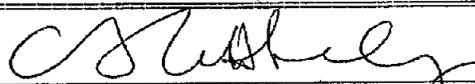
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

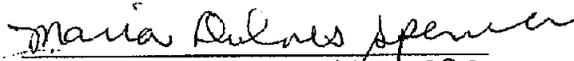
Applicant's Authorized Agent



*Christine A Kelly, Architect*

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

Subscribed and sworn to before me this 1st day of February 2014, in the State/Comm. of Virginia, County/City of Arlington.



Notary Public 4029093

My commission expires: 03-31-2014

LD 289

MAP REFERENCE			
Plot Number	Subd. Dist.	Blk. or Sec.	Parcel or lot
833	14	7	74

COUNTY OF FAIRFAX, VIRGINIA  
OFFICE OF THE BUILDING INSPECTOR  
Application for Building Permit  
and Certificate of Occupancy

APPLICATION NO.	1979151
DATE	7-11-73
PERMIT NO.	

To: BUILD  ALTER OR REPAIR  ADD TO  DEMOLISH  MOVE

JOB LOCATION	Street <u>1816-EDGEHILL DR.</u>	DESCRIPTION For: <u>ADDITION-TO-+ RENOVATE EXISTING-DWELLING</u>
	Lot No. <u>14415-7-2</u> Block Section	
OWNER	Subdivision <u>BELLEHAVEN</u>	No. of Bldgs. <u>1</u> Est. Const. Cost <u>\$43,000</u>
	Corp. Name _____	No. of Units _____ No. of Stories <u>2</u>
ARCHITECT ENGINEER	Name <u>DR &amp; MRS. C. J. TRIMBER</u> (Reg. Agent)	No. of Kitchens _____ Penthouse _____
	Address <u>905 DALEBROOK DR.</u>	No. of Baths <u>3</u> Ht. of Bldg. <u>18'</u> ft.
CONTRACTOR	City <u>ALEX, VA</u> Telephone Number <u>360-3355</u>	No. of Rooms <u>7</u> Bldg. Area <u>3000</u> sq. ft.
	Name <u>MICHAEL + MICHAEL</u>	(Exclude Kit. & Bath) Basement <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Craw <input type="checkbox"/> Soil: Solid <input checked="" type="checkbox"/> Fill <input type="checkbox"/>
Address <u>205-N-ROYAL ST.</u>		Ftg. Concrete <input checked="" type="checkbox"/> Pile <input type="checkbox"/> Colonn <input type="checkbox"/>
City <u>ALEX, VA</u> State Reg. No. _____		Ext. Walls: Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick <input checked="" type="checkbox"/>
Name <u>MAX E. SINGLETARY</u>		Int. Walls: Plaster <input type="checkbox"/> Drywall <input checked="" type="checkbox"/> Panel <input type="checkbox"/>
Address <u>1342-EDGEWOOD LA.</u>		Roofs: Flat <input type="checkbox"/> Pitch <input checked="" type="checkbox"/> Shed <input type="checkbox"/>
City <u>ALEX, VA</u> State Reg. No. <u>10889</u>		Roofing: Built-up <input type="checkbox"/> Shingle <input checked="" type="checkbox"/> Roll <input type="checkbox"/>
County Reg. # _____ State Reg. # <u>10889</u>		Heat: Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
Remarks: _____		Equipment: Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Air Cond. <input checked="" type="checkbox"/>
Sewage: Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>		Water: Public <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>

*Old kitchen to be removed and sewer tap involved*

*one family dwelling*

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

Phone No. 354-9121 Date 7-11-73

*Max E. Singletary*  
Signature of Owner/ Auth. Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL	Use Group of Building <u>L3</u> Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____
	Type of Construction <u>10</u> @ _____ \$ _____
	Fire District _____ @ _____ \$ _____
	Date Checked <u>7/12</u> 19 <u>73</u> By <u>John W. Ferguson</u> TOTAL FEE \$ <u>40.00</u>

ROUTING	OFFICE	FLOOR	DATE	APPROVED BY	OFFICE	FLOOR	DATE	APPROVED BY
	Land Office	4th	7-11-73	[Signature]	Fire Marshal	B Level		
Zoning Administrator	6th	7/11/73	[Signature]	Design Review	7th	7-11-73	[Signature]	
Sanitation	8th	7/11/73	[Signature]	Housing & License	8th	7-12-73	[Signature]	
Health Dept.	Annex							

I hereby certify to the following statement:

- All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
- All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_  
Property Owner Authorized Agent

Supervisor of Assessments

Property is listed in name of Margaret L. Cunningham

Magisterial District McMerron 1 Deed Book Reference 516-478

Supervisor John W. Ferguson

Subdivision Bellehaven Lot No. 14415 Block 7 Section 2 Zone R-70

Street Address 1816 Edgehill Dr.

Use of Bldg. Family Dwelling Use after Alteration Plat attached No. Families 1

BZA \_\_\_\_\_ SITE PLAN \_\_\_\_\_

Set Back: Front 24.54 Rt. Side N/C Left Side 14.48 Rear 10.4

Zoning Administrator \_\_\_\_\_

# Similar Case History

1	ZAPS - SP - SP 2008-MV-103	Land Use: REDUCTION OF CERTAIN SFD YARDS Appl Description: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT STOOP TO REMAIN 20.3 FEET FROM FRONT LOT LINE AND REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ROOFED DECK 23.6 FEET FROM FRONT LOT LINE OF A CORNER LOT
2	ZAPS - SP - SP 2008-MV-084	Land Use: REDUCTION OF CERTAIN SFD YARDS Appl Description: PERMIT CONSTRUCTION OF ADDITION 5.3 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
3	ZAPS - SP - SP 2006-MV-040	Appl Description: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION TO REMAIN 15.0 FEET FROM FRONT LOT LINE OF A CORNER LOT
7	ZAPS - VC - VC 93-V -086	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: PERMIT CONSTRUCTION OF ADDITION 5.3 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
8	ZAPS - VC - VC 90-V -031	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION TO DWELLING TO 4.8 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
9	ZAPS - VC - VC 90-V -106	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION TO 21.5 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)
10	ZAPS - SP - SP 88-V -085	Appl Description: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO ALLOW 15.2 FT. HIGH DETACHED GARAGE TO REMAIN 1.9 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD AND 15.2 FT. MIN. REAR YARD REQUIRED)
11	ZAPS - SP - SP 2008-MV-064	Land Use: REDUCTION OF CERTAIN SFD YARDS Appl Description: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 19.9 FEET FROM REAR LOT LINE
12	ZAPS - VC - VC 93-V -090	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: PERMIT CONSTRUCTION OF ADDITION 27.3 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.) 8 DAYS WAIVED
13	ZAPS - VC - VC 88-V -005	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF DWELLING 25.0 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)
14	ZAPS - VC - VC 91-V -107	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF DECK 1 FOOT FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
15	ZAPS - VC - VC 94-V -054	Land Use: FREESTANDG STRUCT. NOT IN MIN REQ FRONT YD OR IN FRNT YD OF LOT <36000SF. MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: PERMIT CONSTRUCTION OF ADDITION 23.3 FT. FROM FRONT LOT LINE AND ACCESSORY STRUCTURE TO REMAIN IN FRONT YARD OF LOT CONTAINING LESS THAN 36,000 SQ. FT.
16	ZAPS - VC - VC 93-V -095	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: PERMIT CONSTRUCTION OF ADDITION 5 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
17	ZAPS - VC - VC 88-V -089	Land Use: FIRE BALCONY, ESCAPE TOWER AIR COND - LESS THAN 10 FT WIDTH, MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF NEW ENTRANCE TO DWELLING WITH COVERED PORCH 23.7 FT., AND UNCOVERED STAIRS 17.3 FT., FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQUIRED BY SECT. 3-407)
18	ZAPS - VC - VC 90-V -079	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION (SCREENED PORCH) TO 20.2 FT. FROM THE STREET LINE OF A CORNER LOT (30 FT. MIN. FRONT YARD REQ.)
19	ZAPS - VC - VC 93-V -107	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: PERMIT CONSTRUCTION OF ADDITION 7.9 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
20	ZAPS - VC - VC 88-V -183	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION TO DWELLING TO 25.0 FEET FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)
21	ZAPS - VC - VC 92-V -105	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION 5.6 FROM REAR LOT LINE AND 8.0 FT. FROM SIDE LOT LINE ON A CORNER LOT (10 FT. MIN. SIDE AND REAR YARD REQ. BY SECT. 3-407)
22	ZAPS - VC - VC 92-V -004	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION 26.6 FT. FROM STREET LINE OF A CORNER LOT AND 24.7 FT. FROM OTHER STREET LINE (30 FT. MIN. FRONT YARD REQ.)
23	ZAPS - VC - VC 93-V -043	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: PERMIT CONSTRUCTION OF ADDITION 8.6 FT. FROM SIDE LOT LINE (10 FT. MIN. SIDE YARD REQ.)
24	ZAPS - VC - VC 91-V -037	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Appl Description: ALLOW CONSTRUCTION OF ADDITION 24.2 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)
25	ZAPS - VC - VC 97-V -030	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 8.16 FT. FROM SIDE LOT LINE
26	ZAPS - VC - VC 96-V -006	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITIONS 5.1 FT. FROM ONE SIDE LOT LINE AND 6.9 FT. FROM OTHER SIDE LOT LINE
27	ZAPS - VC - VC 95-V -113	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITIONS 7.7 FT. FROM SIDE LOT LINE, 19.6 FT. FROM FRONT LOT LINE AND 8.7 FT. FROM SIDE LOT LINE
28	ZAPS - VC - VC 97-V -119	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 9.9 FT. FROM STREET LINE OF A CORNER LOT
29	ZAPS - VC - VC 96-V -080	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 24.5 FT. FROM FRONT LOT LINE
30	ZAPS - VC - VC 95-V -122	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTIONAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 26.9 FT. FROM STREET LINE OF A CORNER LOT AND 25.5 FT. FROM OTHER STREET LINE

31 ZAPS - VC - VC 99-V -095	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITIONS 5.9 FT. FROM SIDE LOT LINE AND 15.0 FT. FROM REAR LOT LINE
32 ZAPS - VC - VC 2002-MV-027	Land Use: OPEN DECK MORE THAN 4 FEET ABOVE GROUND LEVEL FOR SFD, MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: TO PERMIT CONSTRUCTION OF DECK 5.1 FEET FROM SIDE LOT LINE
33 ZAPS - VC - VC 99-V -060	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 7.7 FT. FROM SIDE LOT LINE AND 14.6 FT. FROM REAR LOT LINE
34 ZAPS - VC - VC 99-V -179	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: TO PERMIT CONSTRUCTION OF ADDITIONS 4.0 FT. FROM SIDE LOT LINE, 6.2 FT. FROM OTHER SIDE LOT LINE AND 26.2 FT. FROM FRONT LOT LINE
35 ZAPS - VC - VC 99-V -105	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 23.11 FEET FROM FRONT LOT LINE ***OUT OF TURN HEARING GRANTED***
36 ZAPS - VC - VC 99-V -020	Land Use: MIN YARD REQUIREMENTS - STRUCTURES OTHER THAN SINGLE FAMMANU-FRONT YD Application Desc ...: ALLOW CONSTRUCTION OF A PORCH ADDITION TO DWELLING TO 26.3 FEET FROM FRONT LOT LINE (30 FT. MIN. REQUIRED)
38 ZAPS - VC - VC 99-V -034	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITIONS 5.2 FT. FROM ONE SIDE LOT LINE AND ADDITIONS 5.1 FT. AND 6.1 FROM OTHER SIDE LOT LINE
39 ZAPS - VC - VC 99-V -001	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF DECKS 2.0 FT. FROM SIDE LOT LINE AND ADDITION 14.78 FROM REAR LOT LINE
40 ZAPS - VC - VC 99-V -099	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 26.1 FT. FROM FRONT LOT LINE **WAIVED 8 DAY WAITING PERIOD**
41 ZAPS - VCA - VA 96-V -060	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 5.0 FT. FROM SIDE LOT LINE AND 15.0 FT. FROM REAR LOT LINE
42 ZAPS - VC - VC 99-V -078	Land Use: MIN YARD REQUIREMENTS - SINGLE FAMILY DWELLING - CONVENTAL SUBDIVISION Application Desc ...: PERMIT CONSTRUCTION OF SECOND STORY ADDITION 24.61 FT. AND PORTICO 20.0 FT. FROM FRONT LOT LINE



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 14, 2014

**TO:** Casey Gresham, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Jay Banks, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** Forest Conservation Branch review comments

**RE:** Project name: Belle Haven, Sec 2, Block 7, Lot 14  
Plan Number: SP 2014-MV-108  
Date submitted to Site and Addressing Center: May 30, 2014  
Date submitted to Urban Forest Management Division: July 8, 2014

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped as received by the Zoning Evaluation Division on May 30, 2014 and June 12, 2014 respectively. The following comment and recommendations are based on this review.

**Comment:** The proposed construction of the Additions and Deck is located in a heavily landscaped area. Tree removal and tree protection may be necessary. In order to meet tree conservation standards and maintain 10-year canopy cover requirements a tree preservation plan shall be provided at the time of the first and any subsequent grading plans.

**Recommendations:** The approval of the Special Permit should be contingent upon the following Development Condition:

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

- a. The location of all existing trees on site that will be removed or retained as dictated by the proposed construction.
- b. The location of construction storage and stockpile as they may affect the critical roots of existing trees.

---

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



Belle Haven, Sec 2, Block 7, Lot 14  
SP 2014-MV-108  
July 14, 2014  
Page 2 of 2

- c. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
- d. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
- e. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.

If further assistance is desired, please contact me at 703-324-1770.

JB/  
UFMID #: 193543

cc: RA File

### **8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-903 Standards for All Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

### **8-922 Provisions for Reduction of Certain Yard Requirements**

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
  - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
  - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
  - C. Accessory structure location requirements set forth in Sect. 10-104.
  - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic

field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
  - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
  - B. Total area of the property and of each zoning district in square feet or acres.
  - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
  - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
  - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
  - F. Means of ingress and egress to the property from a public street(s).
  - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of a well and/or septic field.
  - I. Existing and proposed gross floor area and floor area ratio.
  - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
  - K. The location, type and height of any existing and proposed landscaping and screening.
  - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
  - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.