



APPLICATION ACCEPTED: September 24, 2014
DATE OF PUBLIC HEARING: February 4, 2015
ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 28, 2015

STAFF REPORT

SPECIAL PERMIT SP 2014-DR-224

DRANESVILLE DISTRICT

APPLICANT/OWNER: Mohammad Zia Tufail

LOCATION: 1916 Cherri Drive, Falls Church, 22043

SUBDIVISION: Pimmit Hills, Section 6

TAX MAP: 40-1 ((3)) 341

LOT SIZE: 11,525 square feet

ZONING: R-4

ZONING ORDINANCE PROVISION: 8-914

SPECIAL PERMIT PROPOSAL: To permit reduction to minimum yard requirements based on error in building location to permit an accessory storage structure to remain 3.2 feet from the side lot line and 2.1 feet from the rear lot line and to permit the dwelling to remain 9.7 feet from the side lot line.

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

Megan Duca

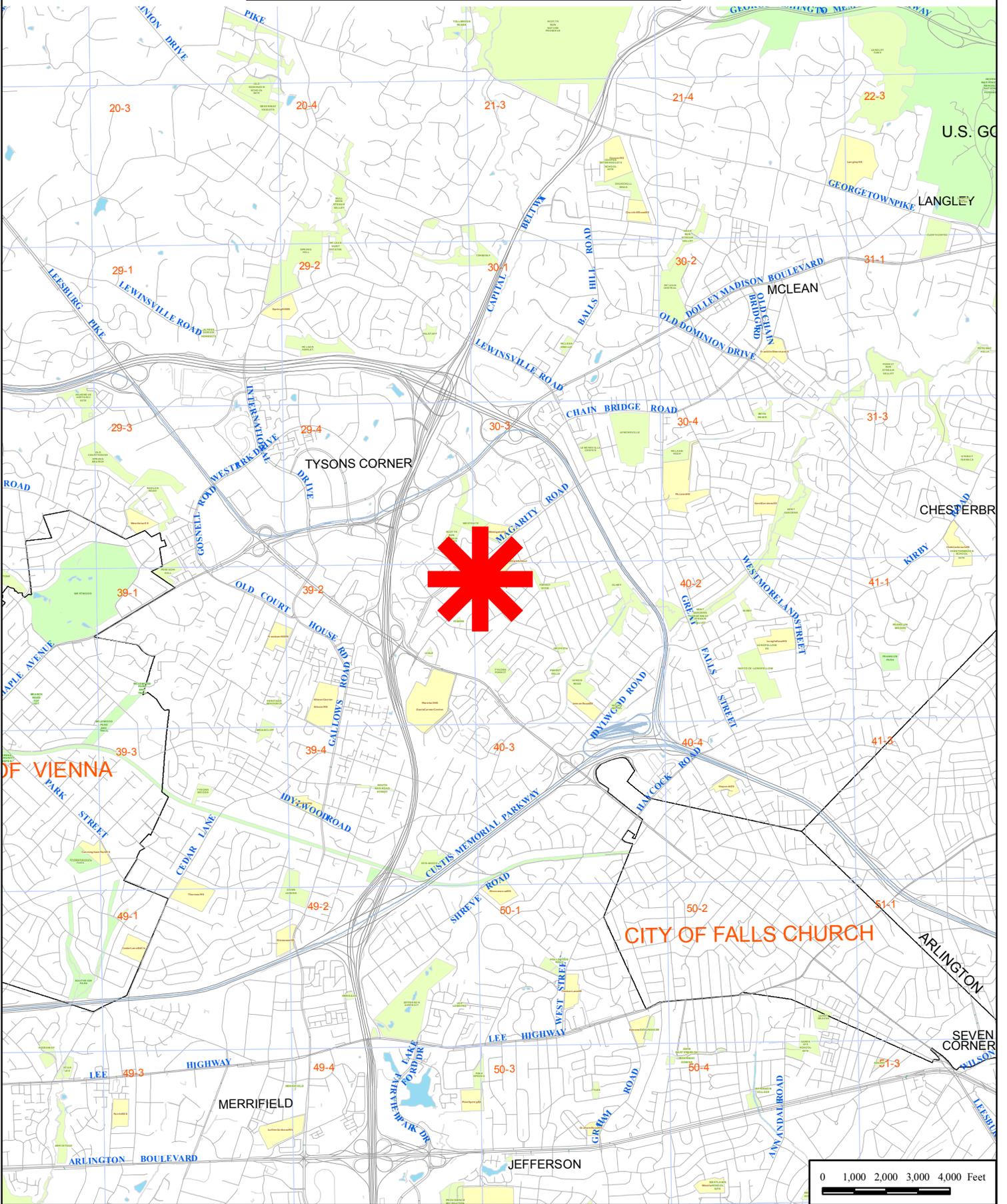
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**

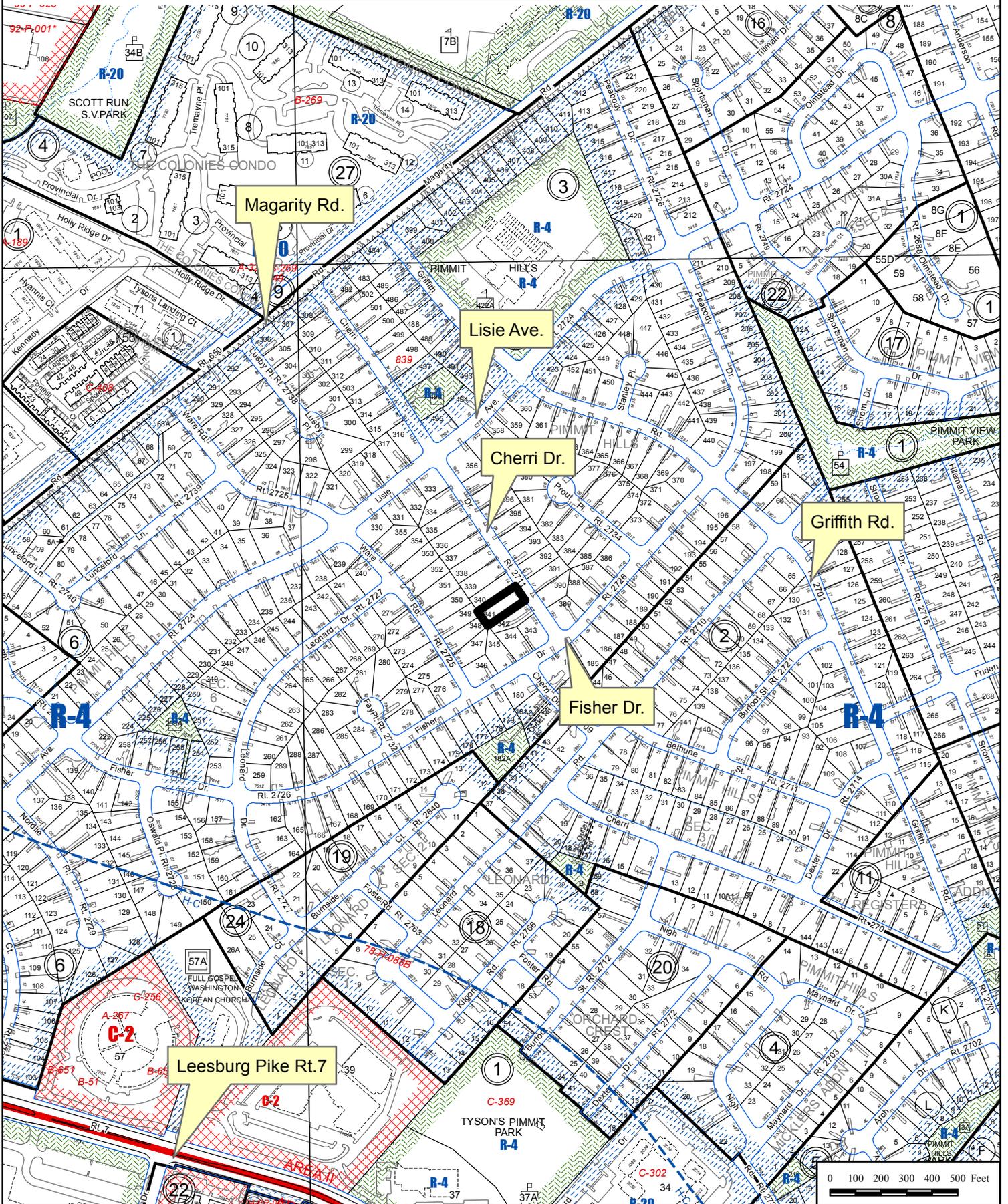


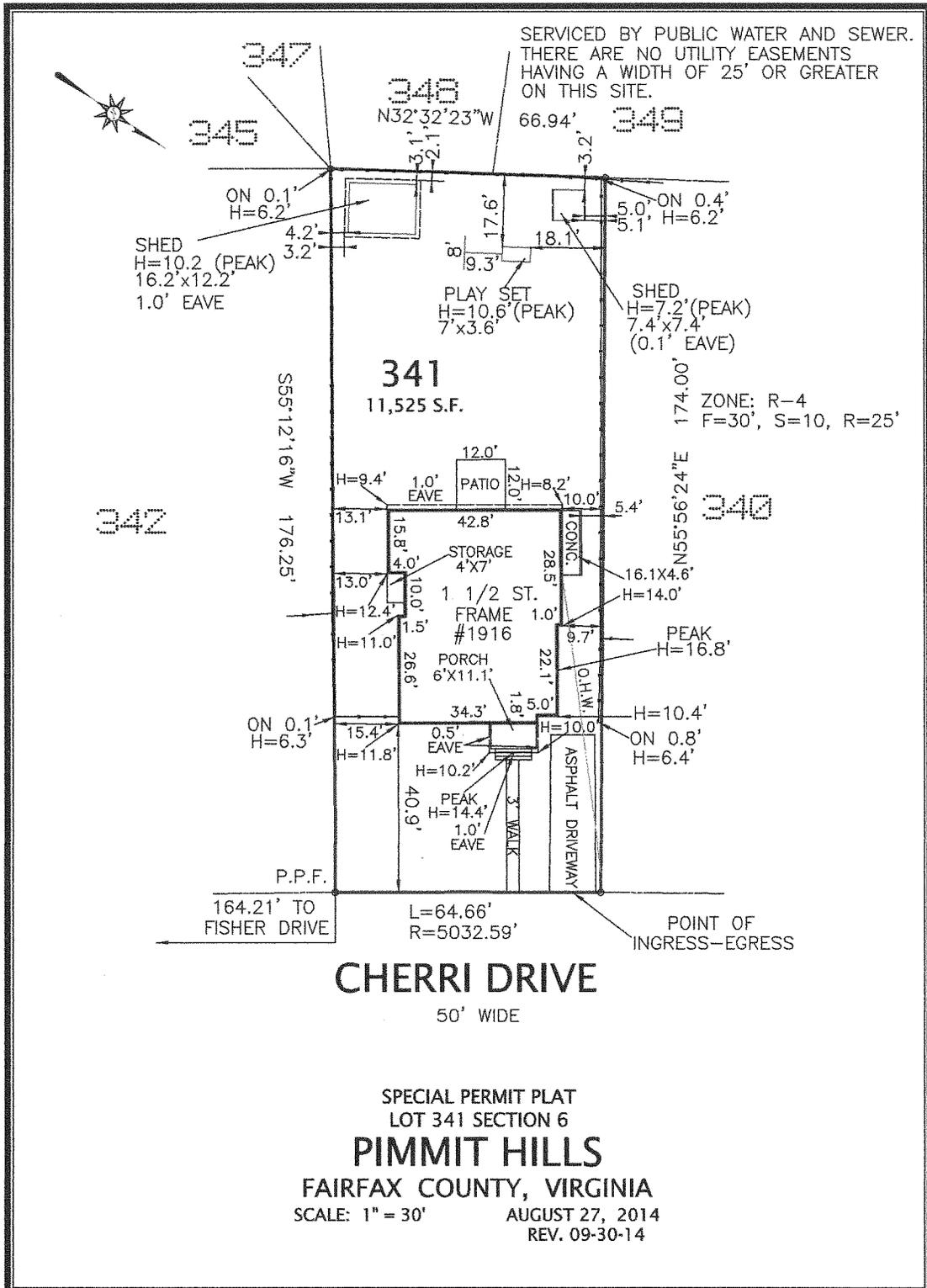
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2014-DR-224
MOHAMMAD ZIA TUFAIL



Special Permit
SP 2014-DR-224
MOHAMMAD ZIA TUFAIL





CASE NAME:	GRAPHIC SCALE 0 30 60
	<p>BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET. BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.</p>
<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.</p>	<p>REQUESTED BY: ZIA TUFAIL</p> <p>ALEXANDRIA SURVEYS, LLC 1229 GARRISONVILLE ROAD #104 STAFFORD, VA 22556 TEL. NO. 703-636-1313 FAX NO. 703-636-4266</p>

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a reduction to the minimum yard requirements based on error in building location to permit an accessory storage structure (shed) 10.2 feet in height to remain 3.2 feet from the side lot line and 2.1 feet from the rear lot line. The applicant also requests the approval of a special permit to allow a reduction to the minimum yard requirements based on error in building location to permit the existing dwelling to remain 9.7 feet from the northern side lot line instead of the required 10 feet. Permits and final inspections were received for this portion of the dwelling that encroaches into the side yard setback by 0.3 feet; however, the applicant has added this to their special permit request to ensure compliance with the setback requirements. Section 8-914.2(B) allows the Board of Zoning Appeals to approve an application for an error in building location that is up to 10% of the measurement involved in conjunction with the approval of a special permit for an error in building location that exceeds 10% of the measurement involved.

	Structure	Yard	Minimum Yard Required	Existing Location	Existing Reduction	Percentage of Reduction Requested
Special Permit	Shed	Side	10.0 feet	3.2 feet	6.8 feet	68%
		Rear	10.2* feet	2.1 feet	8.1 feet	79%
	Dwelling	Side	10.0 feet	9.7 feet	0.3 feet	3%

*Section 10-104.10 of the Zoning Ordinance requires a rear yard setback equal to the height of the structure for accessory storage structures that exceed 8.5 feet in height

A copy of the special permit plat titled, "Special Permit Plat, Lot 341 Section 6, Pimmit Hills," prepared by Michael L. Flynn, of Alexandria Surveys, LLC, dated September 30, 2014, is included in the front of the staff report. The proposed development conditions, applicant's statement of justification with select photographs, and affidavit are contained in Appendices 1 to 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 11,525 square foot lot is developed with a single family detached dwelling, which is accessed via an asphalt driveway from Cherri Drive. A porch is located at the front of the dwelling and a patio is located at the rear of the dwelling. The shed that is the subject of the current application is 10.2 feet in height, approximately 198 square feet in area, and is located in the southwestern corner of the property. An additional shed that is 7.2 feet in height is located in the northwestern corner of the property. This shed meets the setback requirements. Play equipment that is 10.6 feet in height is located approximately 17.6 feet from the rear lot line and 18.1 feet from the side lot line, which meets the setback requirements.

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



Source: Fairfax County GIS

BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1953 and purchased by the applicant in 2013.

In 2009, permits were issued for additions along the northern side of the dwelling. The plats submitted with these permits depicted a 10-foot side yard setback. According to the current SP Plat, the dwelling is located approximately 9.7 feet from the northern side lot line. Although this does not meet the required 10 foot setback requirement, County records indicate that final inspections were approved for the additions. Although the additions have already received approval of building permits and final inspections, the applicant has added this as an additional special permit request pursuant to Sect. 8-915.2(B) of the Zoning Ordinance to ensure compliance with the Zoning Ordinance.

On May 27, 2014, a Notice of Violation (NOV) was issued to the applicant on

May 27, 2014 for the accessory storage structure that does not meet the setback requirements of the Zoning Ordinance. On August 12, 2014, a Corrective Work Order was issued to the applicant for electrical installation that has occurred within the accessory storage structure without the required permits, inspections, and approvals. Copies of the Notice of Violation and Corrective Work Order are contained in Appendix 5.

A copy of information outlining similar special permit requests is attached as Appendix 6.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District
Planning Sector: Pimmit Community Planning Sector (M2)
Plan Map: Residential uses, at 3-4 dwelling units/acre (du/ac)

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

Staff does not make recommendations on an error in building location. However, if it is the intent of the Board of Zoning Appeals to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1.

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 Statement of Justification and Select File Photographs
3. Applicant's Affidavit

4. Building Permit History
5. Notice of Violation and Corrective Work Order
6. Similar Case History
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-DR-224****January 28, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-224, located at Tax Map 40-1 ((3)) 341, to permit a reduction in minimum yard requirements based on error in building location pursuant to Sect. 8-914 of the Fairfax County Zoning Ordinance, the BZA should condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved for the location of the shed and dwelling, as shown on the plat prepared titled, "Special Permit Plat, Lot 341 Section 6, Pimmit Hills," prepared by Michael L. Flynn, of Alexandria Surveys, LLC, dated September 30, 2014.
2. All applicable permits and final inspections shall be obtained for the accessory storage structure (shed) within 180 days of the approval of this application.

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

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

Application for special permit for error in building location

Dear Board of Zoning Appeals,

The home that I live in does not have a garage or basement and I needed a nice clean space to store my mom's wheelchair and kids toys, so with much effort a beautiful small detached accessory storage shed was built but purely by mistake exceeds the height requirement.

I have tried to have the shed height lowered or be moved to be in compliance but the shed company is not able to do it because the way it is built. By demolishing the shed, it would cause undue financial burden on me and cause harm to the environment by throwing away perfectly good new building and adding to the landfills. Kindly please approve the request for the special permit for error in building location for the detached accessory storage shed. Thank you.

Sincerely,

Zia Tufail
Applicant

RECEIVED
Department of Planning & Zoning

SEP 03 2014
Zoning Evaluation Division

Item 5.00

A:

Reduction to the minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.2 feet from side lot line and 2.1 feet from rear lot line.

B:

The noncompliance was a mistake in building to the desired requirements.

C:

The requested reduction does not impair the purpose and intent of this ordinance.

D:

It is not detrimental to the use and enjoyment of other property in immediate vicinity.

E:

It will not create an unsafe condition with respect to both other property and public streets

F:

To force the compliance with minimum yard requirements would cause unreasonable hardship upon the owner as the shed can not be moved because the way it is built and demolishing it would a grave economic loss and detrimental to the environment.

G:

The reduction will not result in an increase in density or floor area ratio as its intended purpose is accessory storage use.

Item 5.08:

There are no known hazardous or toxic substances involved and there are no storage tanks or containers.

Item 5.09

There is no new development except the present accessory storage shed requesting reduction to the minimum yard requirements based on error in building location to permit accessory storage structure to remain 3.2 feet from side lot line and 2.1 feet from rear lot line. To force the compliance with minimum yard requirements would cause unreasonable hardship upon the owner.

Item 5 for already approved and inspected dwelling:

A:

The dwelling seems to have an error of 3.6 inches putting it at 9.7 ft setback instead of the 10 ft. The property has been approved and inspected and was built in 2009 and is thus grandfathered. As part of the new process it is requested that property remain as-is which has already been approved and inspected.

B:

The building was built as such by previous owner(s) and was permitted by the county.

C:

Such reduction does not impair the purpose and intent of this ordinance.

D:

It is not detrimental to the use and enjoyment of the other property in the immediate vicinity.

E:

It does not create an unsafe condition with respect to both property and public streets.

F:

To force compliance would cause unreasonable hardship upon the owner.

G:

The reduction does not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

LOOKING NW SIDE ACROSS STREET



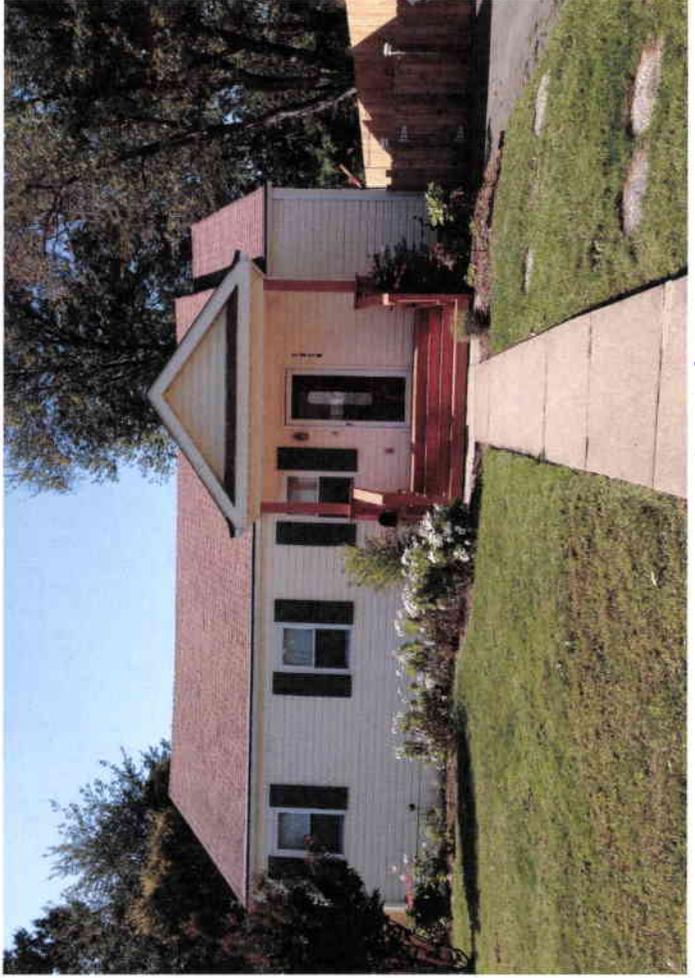
LOOKING NE SIDE ACROSS STREET



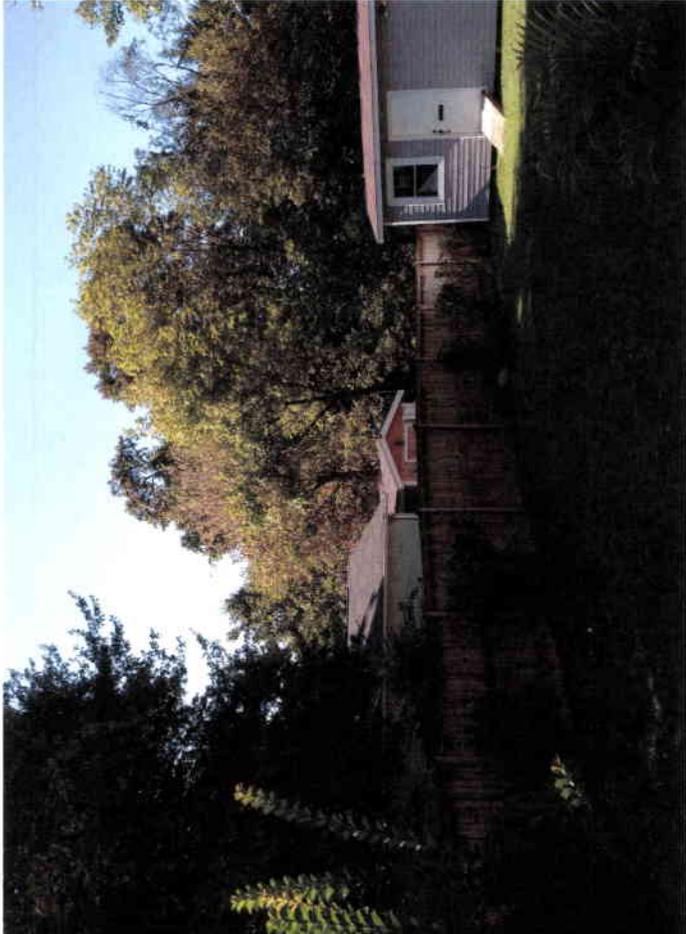
LOOKING NE SIDE IN SAME ROW



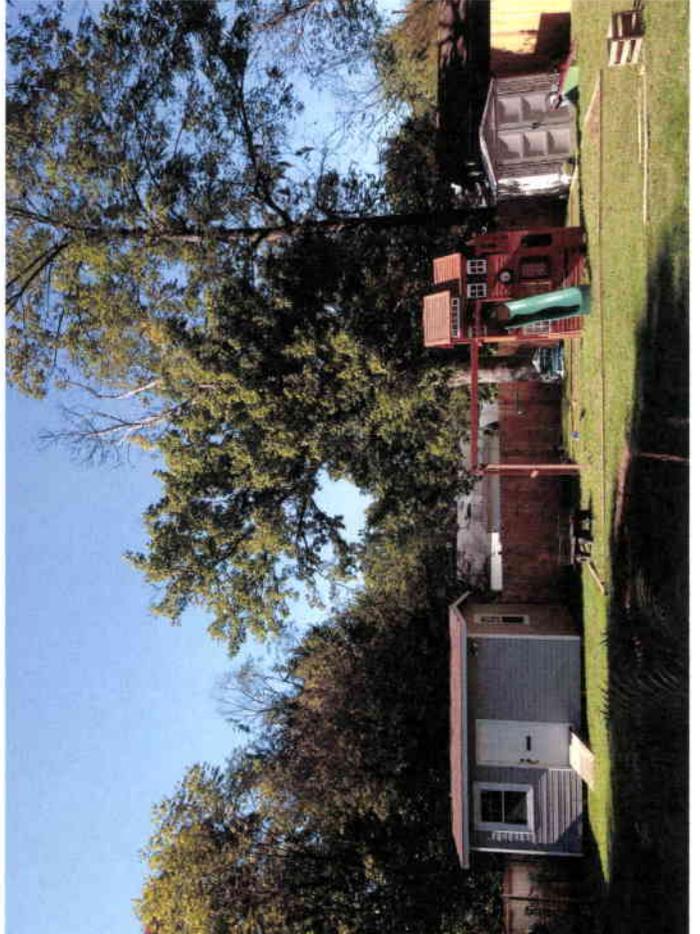
SUBJECT PROPERTY



← Looking South REAR



→ Looking Directly REAR



→ Looking SW REAR



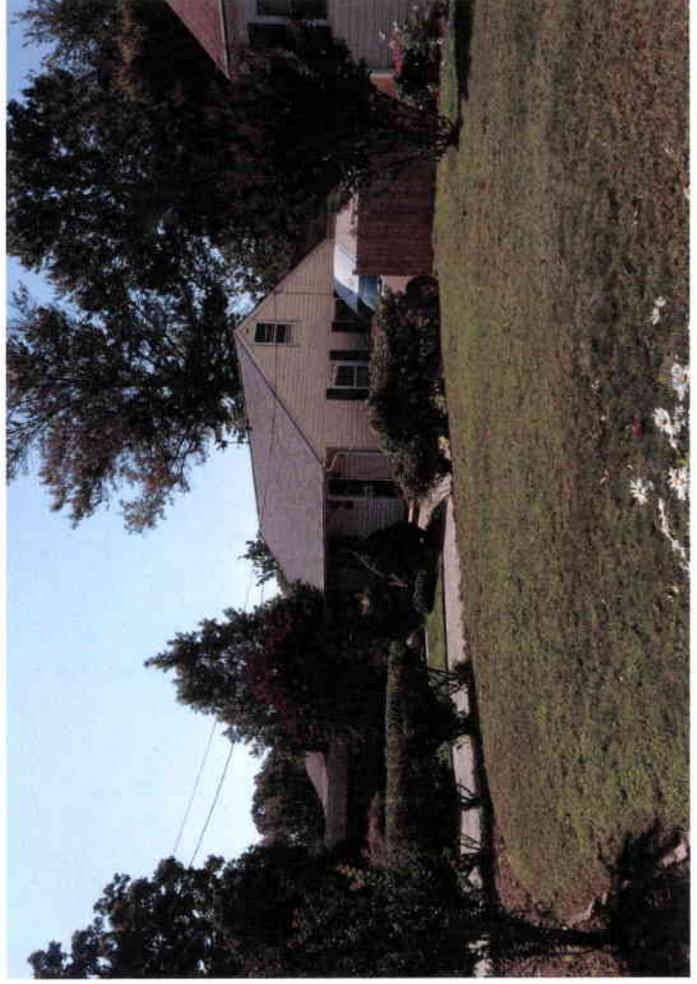
Looking REAR



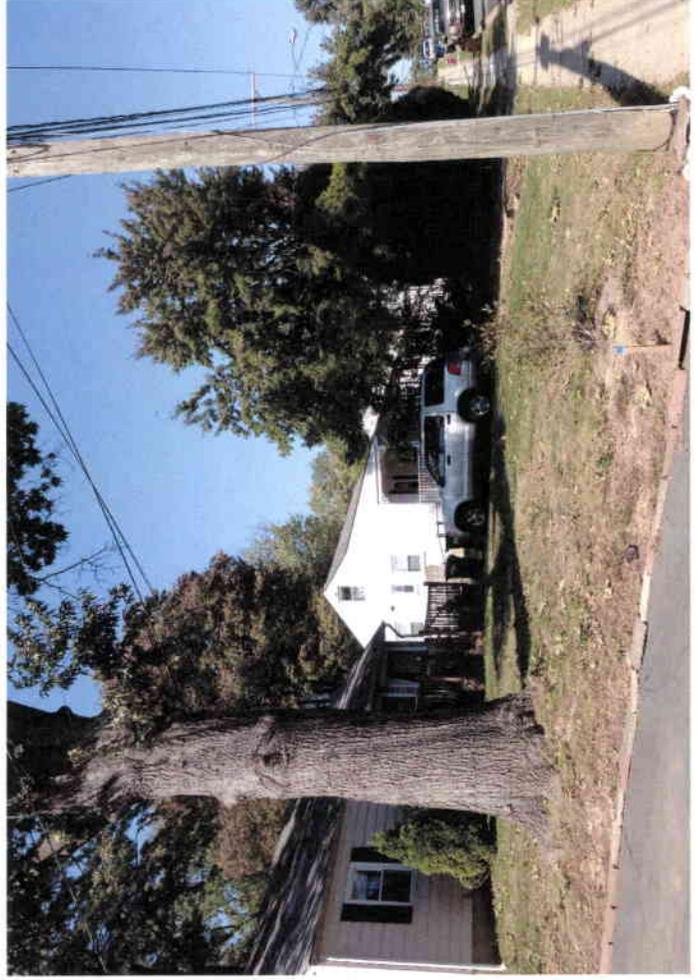
Looking SIDE SW



Looking SIDE SE



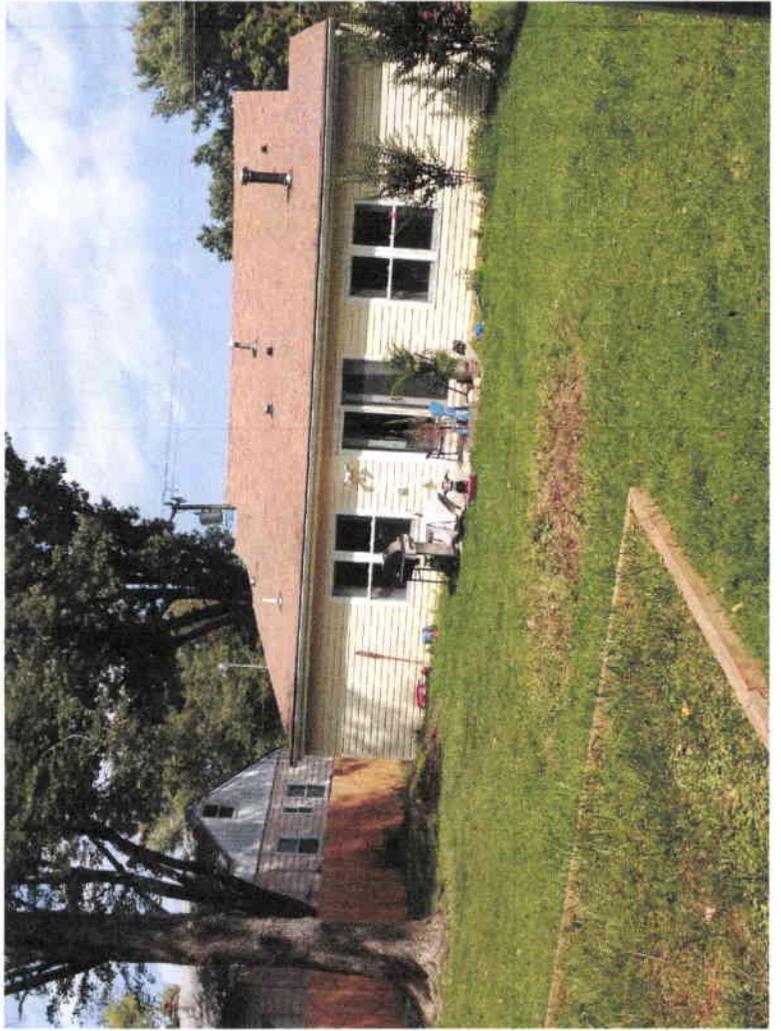
Looking SIDE SW



FROM WEST CORNER
OF PROPERTY, LOOKING
EAST



SOUTH
FROM ~~EAST~~ CORNER
OF LOT, LOOKING
~~WEST~~ NORTH



RECEIVED
Department of Planning & Zoning

SEP 03 2014

Zoning Evaluation Division

SUBJECT SHED IN THE
BACK YARD - SOUTH CORNER
OF PROPERTY



RECEIVED
Department of Planning & Zoning

SEP 03 2014

Zoning Evaluation Division

Application No.(s): SP 2014-DR-224
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-30-14
 (enter date affidavit is notarized)

126877

I, Mohammad Zia Tufail, 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)
Mohammad Zia Tufail	1916 Cherri Dr. Falls Church, VA 22043	Applicant / Titleowner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s):

SP 2014 DR - 224
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-30-14
(enter date affidavit is notarized)

126877

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)

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)

(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-DR-224
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-30-14
(enter date affidavit is notarized)

126877

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s): SP 2014-DR-224
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-30-14
(enter date affidavit is notarized)

126877

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-DR-224
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-30-14 126877
(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.**

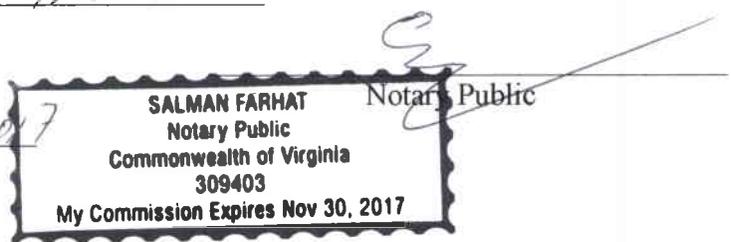
WITNESS the following signature:

(check one) M. Zia Tufail
 Applicant Applicant's Authorized Agent

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

Subscribed and sworn to before me this 30 day of OCTOBER 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

My commission expires: NOV 30, 2017



COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

MAP REFERENCE			
PLAT NUMBER	Subd. Des.	Blk. or Sec.	PARCEL OR LOT
401	1		341

CENSUS TRACT NO.	
7-7	38A
DATE	PERMIT NO.
7-7-61	7-749

To: BUILD Alter or Repair Add to Demolish Move

JOB LOCATION
 Route: A8122 DIRECTIONS
 Street: CHERRI DRIVE
 Lot No.: 341
 Subdivision: Pimmit Hills Block Section 514

OWNER
 Name: FRANCIS SPRINGMAN
 Address: 2305 CHERRI DRIVE
 City: Pimmit Hills Falls Church

ARCHITECT ENGINEER
 Name: _____
 Address: _____
 City: _____

CONTRACTOR
 Name: Henry Reynolds
 Address: 1500 NW MASS. AVE
 City: Wash. DC

DESCRIPTION

For: Residential Institutional
 Commercial Industrial

No. of Bldgs. [1] Type: 2x18 EXTENSION
 No. of Units [1] Est. Const. Cost \$ 1,500.00
 No. of Kitchens [1] No. of Stories [1]
 No. of Baths [1] Ht. of Building [.9] Ft.
 No. of Rooms [4] Total Area [216] #
 (Exclude Kit. & Bath)

Basement Slab Crawl FILL Soil
 SOLID

Footing Size [2"] Depth from Finish Grade [1 1/2] Ft.
 Material of Exterior Walls: Shapboard
 Basement _____ 1st Floor _____
 2nd Floor _____ Other _____
 Material of Interior Walls: Sheet Rock
 HEAT: Gas Oil Hot Air Hot Water
 Boiler Air Conditioner Sprinkler
 ROOF: Flat Pitch Shed
 SEWAGE: Public Community Septic Tank Pit Privy None
 WATER: Public Individual Well None

AUTHORIZATION

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.

Di 7 2692 Phone No. 7/7/61 Date Richard M. Dowell Signature of Owner or Auth. Agent

PLAN APPROVAL

Use Group of Building [4-13] Area of Bldg. @ per Sq. Ft. \$
 Type of Construction [4-13] Area of Bldg. @ per Sq. Ft. \$
 Fire District _____ Total Each Bldg. \$
 Date Checked 7-7-1961 By [] TOTAL FEE \$300
 Approved by Building Inspector []

ROUTING	OFFICE	Rm. No.	DATE	APPROVAL	REMARKS
V	Land Office	112	7-7-61	MH	
V	Zoning Administrator	210	7-7-61	[]	
	Health Officer	Rt. 237			Health and Welfare Bldg. on Rt. 237
	Sanitary Engineer	Bsmt			
V	Finance Office	120			
V	Building Inspector	203			

Return to secure Bldg. Permit

CERTIFICATION

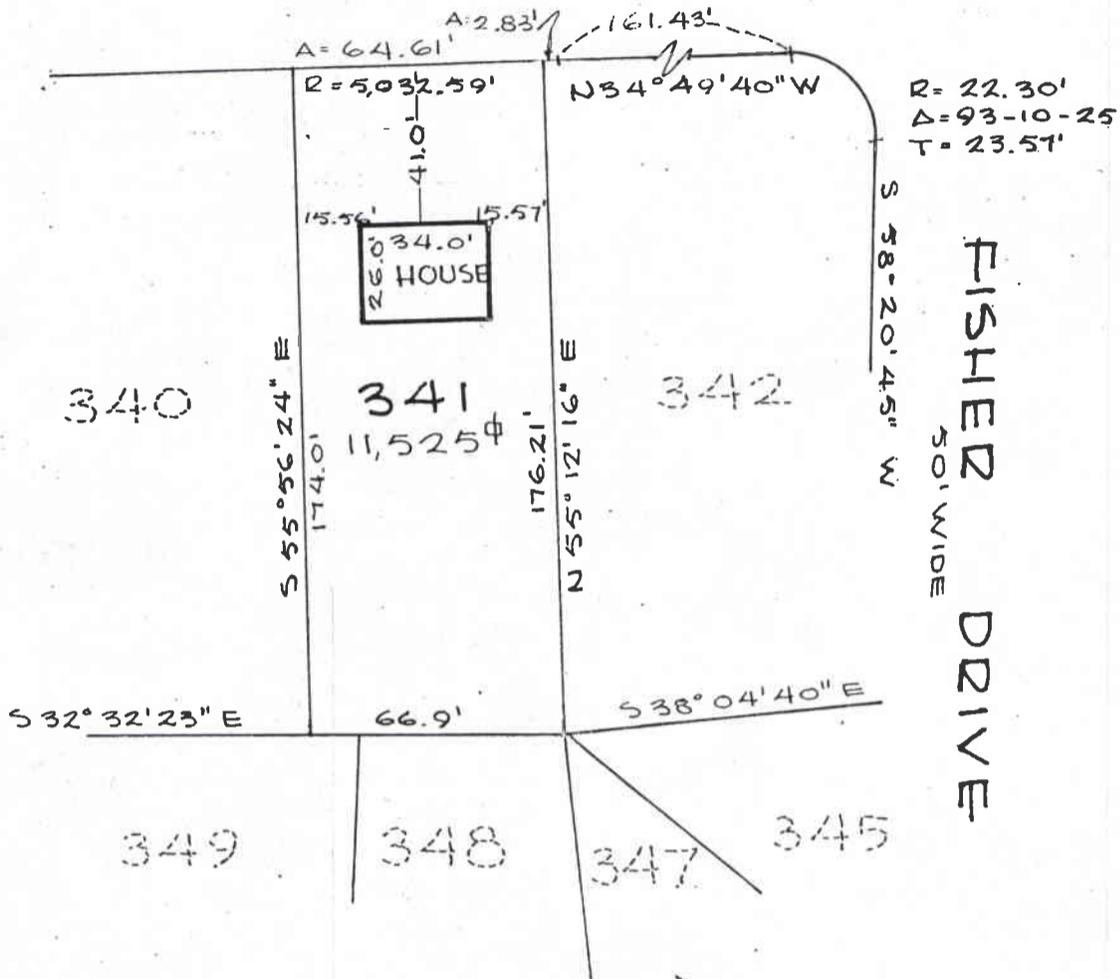
Supervisor of Assessments

Property is listed in name of Francis C. Springman
 Magisterial District: Oranville Deed Book Reference 1324-233
 Authorization: []

ZONING

Subdivision: Pimmit Hills Lot No. 341 Block Section 6 Zone 4-10
 No. Acres or Sq. Ft. _____
 Street Address: _____
 LOT SIZE: Front _____ Right Side _____ Left Side _____ Rear _____
 Use of Bldg. [Dwelling] Use after Alteration [on rear] No. Families _____
 Set Back: Front [4] Rt. Side [5] Left Side [5] Rear [25] Authorization _____

CHERRI DRIVE
50' WIDE



House Location Survey

LOT 341 SECTION SIX

PIMMIT HILLS

PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale 1" = 50' OCT 13, 1952

HARRY OTIS WRIGHT, JR.

Certified Civil Engineer and
Land Surveyor—Fairfax, Virginia

Certified *Harry Otis Wright Jr.*

J. F. Schuman, Jr.
APPROVED.....
Zoning Administrator
Date..... NOV 14 1952

**BUILDING
PERMIT APPLICATION**

APPLICATION NO

19

Date

JOB LOCATION
Street 1916 CHERRY DR
Building _____ Floor _____ Suite _____
Subdivision _____
Tenants Name _____

DO NOT WRITE IN THIS SPACE

Permit No. 851 122520
Map Reference 40-1-3 341
Building Permit No. _____ Control No. _____
Std. _____ Mag. _____ Plan _____ Census _____

OWNER
Name RAMIRO RODRIGUEZ
Address (Mailing) 1916 CHERRY DR.
City FALLS CHURCH State VA Zip 22043
Telephone 1148-8452

CONTRACTOR
Company Name _____
Master RAMIRO
Address _____
City _____ State _____ Zip _____
Telephone _____ License No. _____
State Contractors License No. _____
County Business Account No. _____

For Description LAWYER OFFICE - 1ST FL
14' x 10' 2"
Model/Use SED

- Sewage: Public Community Septic Tank None
WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:

BUILDING DESCRIPTION	QUANTITY
# Units	_____
# Stories	<u>1</u>
# Rooms	_____
# Bedrooms	_____
# To be Added	_____
# Baths	<u>ONE</u>
# Half Baths	_____
# Kitchens	_____
# Fireplaces	_____
Basement	_____
% Basements to Finish	_____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
<u>1</u>	<u>14</u>	<u>10' 2"</u>	<u>142</u>

YARDS Front _____ Front N/C Left Side 10' Right Side N/C Rear 25'
34' 11" 21' 11" 31' 11" 31' 11" 31' 11" 31' 11" 31' 21" 31' 21"

REMARKS Permit Hills Sec 6 Lot 341

Plat attached

FOR COUNTY USE ONLY:

Date 6/24/85 By RAC
Approved for Issuance of Building Permit

Fee _____
Filing Fee _____
Amount Due \$ 2100

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature of Owner or Agent

Date

Notary Signature

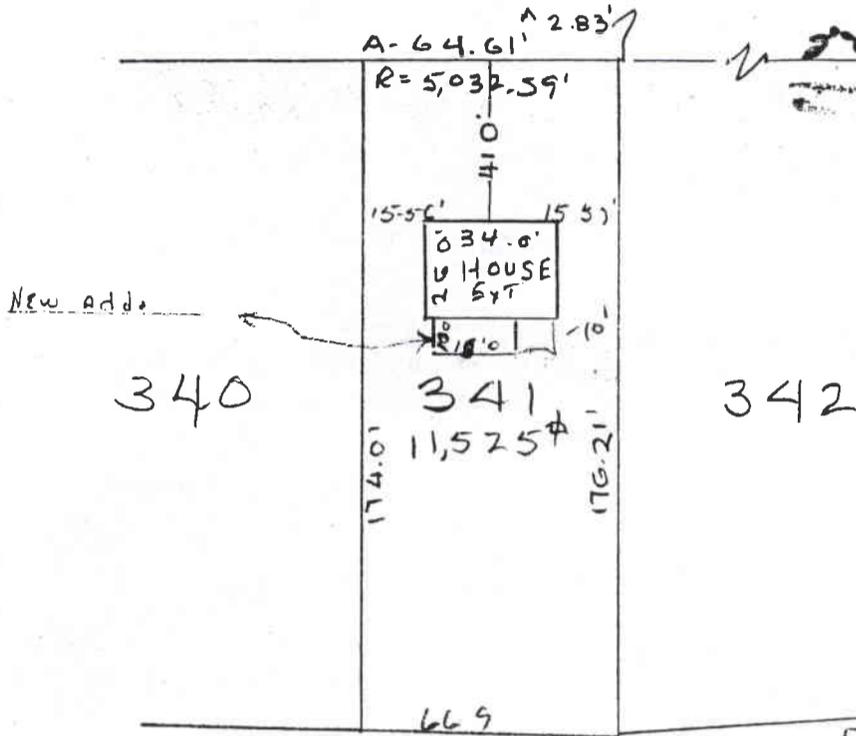
Date

SPRINGMAN
2305

~~CHERRY DRIVE~~
50' WIDE

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

Date Jul 7 1961



[Signature]
Zoning Administrator

FISHER
DRIVE

APPROVED
DIVISION OF DESIGN REVIEW
By *[Signature]*
Date 6-24-61

House Location Survey
LOT 341 SECTION SIX
PIMMIT HILLS
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY VIRGINIA

Department of Public Works
Fairfax County, Virginia
Application Number R-3122

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.

APPROVED
[Signature]
Zoning Administrator

Director of Public Works
[Signature]
By His Agent

Jul 7 1961

Date

**BUILDING -
 PERMIT APPLICATION**

APPLICATION NO
 19
 Date

JOB LOCATION

Street 1910 CHERRI DR
 Building _____ Floor _____ Suite _____
 Subdivision _____
 Tenants Name RAMIRO RODRIGUEZ

DO NOT WRITE IN THIS SPACE
 Permit No. 8726480070
 Map Reference 040-1-03-0341
 Building Permit No. _____ Control No. _____
 Std. 124 Mag. _____ Plan _____ Census _____

OWNER
 Name RAMIRO RODRIGUEZ ✓
 Address (Mailing) 1910 CHERRI DR
 City FALLS CHURCH State VA Zip 22043
 Telephone 245-8452

CONTRACTOR
 Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For enlarge existing porch
 Description _____
 Model/Use _____

- Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:

BUILDING DESCRIPTION	QUANTITY
# Units	_____
# Stories	_____
# Rooms	_____
# Bedrooms	_____
# To be Added	_____
# Baths	_____
# Half Baths	_____
# Kitchens	_____
# Fireplaces	_____
Basement	_____
% Basements to Finish	_____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	x	=	
	x	=	
	x	=	
	x	=	

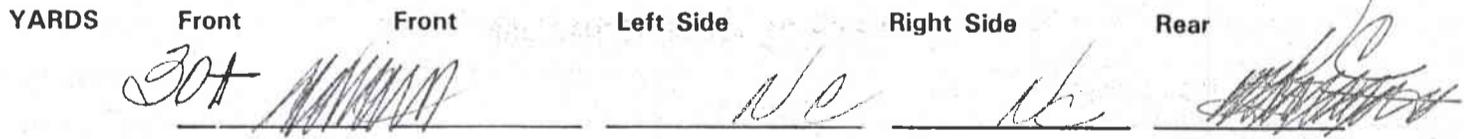
ROUTING		
	Date	Approved By:
Health Review		
Site Review	<u>9-21-87</u>	<u>[Signature]</u>
Zoning Review	<u>9/21/87</u>	<u>[Signature]</u>
Sanitation Review		
Building Review	<u>9-21-87</u>	<u>SKM</u>
Fire Review		

Use Group of Building R3
 Type of Construction 505
 Building Area _____
 Estimated Const. Cost 4300

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class R-4
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____



REMARKS
Covered deck on front of driveway - 3' off grade
Plats attached
Permit # [blank]
Sec-6
Lot - 344

FOR COUNTY USE ONLY:

Date 9/21/87 By [Signature]
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee 3350
 Amount Due _____

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.
 Signature of Owner or Agent _____ Date 9-16-87 Notary Signature _____ Date _____

BUILDING PERMIT APPLICATION

APPLICATION NO

19
Date

Street 1916 CHERRI DR.
 Building _____ Floor _____ Suite _____
 Subdivision _____
 Tenants Name RAMIRO RODRIGUEZ

DO NOT WRITE IN THIS SPACE
 Permit No. 920 7280330
 Map Reference 0 40-1-03-0341
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name RAMIRO RODRIGUEZ
 Address (Mailing) 1916 CHERRI DR
 City FALLS CHURCH State VA Zip 22043
 Telephone 703-444-4452

CONTRACTOR
 Company Name _____
 Master _____
 Address OWNED
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For _____ Description Enclose Existing Patch
PATIO ROOF
NO footings or foundation required
 Model/Use _____
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

ROUTING		Date	Approved By:
Health Review			
Site Review		<u>3-12-92</u>	<u>DOC</u>
Zoning Review		<u>3-12-92</u>	<u>WJF</u>
Sanitation Review			
Building Review		<u>3-13-92</u>	<u>C.E.C.</u>
Fire Review			
Log out			
Contractor			

REMARKS:

BUILDING DESCRIPTION QUANTITY
 # Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

Use Group of Building R-4
 Type of Construction 5B
 Building Area _____
 Estimated Const. Cost 4,000

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class R4
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height 8-9 feet
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	<u>24</u>	<u>15</u>	=
	X		=
	X		=
	X		=

YARDS Front Front Left Side Right Side Rear
_____ _____ _____ _____ 40'

REMARKS Enclose existing porch - attached & rear
Plan attached

PIMMIT HILLS
 Sec 6
 Lot 341
 S.D. 195

FOR COUNTY USE ONLY:

Date 3-13-92 By [Signature]
 Approved for Issuance of Building Permit

Fee 5600
 Filing Fee _____
 Amount Due 5600

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

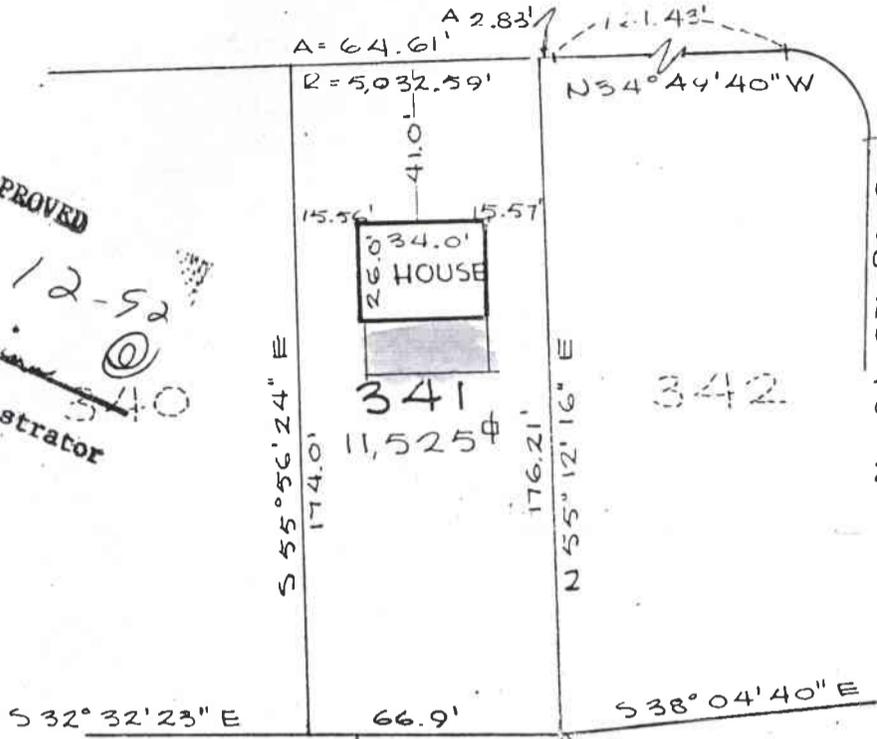
Signature of Owner or Agent _____ Date 3-12-92 Notary Signature _____ Date _____

CHERRI DRIVE
50' WIDE

APPROVED

3-12-52

James W. G. Quinn
Zoning Administrator



R= 22.30'
Δ= 93-10-25
T= 23.57'

FISHED DRIVE
50' WIDE

349

348

347

345

APPROVED
Enclose porch - no footing
DIVISION OF NEW
INSPECTION SERVICES

BY *JCC*
Date *3-10-92*

House Location Survey

LOT 341 SECTION SIX

PIMMIT HILLS

PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCT 13, 1952

Land Surveyor - Fairfax, Virginia

Harry Otis Huff

J. V. F. Schwaner, Jr.
APPROVED.....
Zoning Administrator
Date..... NOV 14 1952

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
 Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 0419B0670

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # W-04-3104
 TAX MAP # 40-1-03-20341

ROUTING	DATE	APPROVED BY
LICENSING	<u>6/28/04</u>	<u>[Signature]</u>
ZONING	<u>6/16/04</u>	<u>[Signature]</u>
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW	<u>7/15/04</u>	<u>[Signature]</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 125.18

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT) [Signature]
 BY _____ DATE 7-15-04

ZONING REVIEW
 USE SFD
 ZONING DISTRICT R-4 HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT 35' GARAGE 1 2 3
 FRONT _____ OPTIONS YES NO
 L SIDE _____ REMARKS 5th floor all
 R SIDE 1st floor + new front porch
 REAR unimp + alt on 2nd floor

GRADING AND DRAINAGE REVIEW 700
 SOILS # _____ A B 15c
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) Exempt
 PLAN # _____ APPR. DATE _____

STAMPS
 (See reverse side of application)

REMARKS

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION
 ADDRESS 1916 Cheri Dr.
 LOT # 341 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Pimmit Hills, Sec. 6
 TENANT'S NAME _____

OWNER INFORMATION OWNER TENANT
 NAME Kim Harris
 ADDRESS 1916 Cheri Dr.
 CITY Falls Church STATE VA ZIP 22043
 TELEPHONE _____

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME Thomas P. Thomas Cos. Co. Inc.
 ADDRESS 4620 Lee Highway Suite 210
 CITY Arlington STATE VA ZIP 22207
 TELEPHONE _____
 STATE CONTRACTORS LICENSE # 0753 K4A
 COUNTY BPOL # 02-9130

APPLICANT Kim Harris

DESCRIPTION OF WORK

INT Alts to 1st & 2nd floor
+ New front porch addn

HOUSE TYPE SFD
 ESTIMATED COST OF CONSTRUCTION 10,000
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING R4
 TYPE OF CONSTRUCTION SB
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS	EXTER. WALLS	_____
# BATHS	INTER. WALLS	_____
# HALF BATHS	ROOF MATERIAL	_____
# BEDROOMS	FLOOR MATERIAL	_____
# OF ROOMS	FIN. BASEMENT	_____ %
# STORIES	HEATING FUEL	_____
BUILDING HEIGHT	HEATING SYSTEM	_____
BUILDING AREA	# FIREPLACES	_____
BASEMENT		_____

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Kim Harris 5.28.04
 Signature of Owner or Agent Date

Kim Harris, A.A.
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____ to wit: I, _____ a _____

Notary Public in the State and County aforesaid, do certify that _____ whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

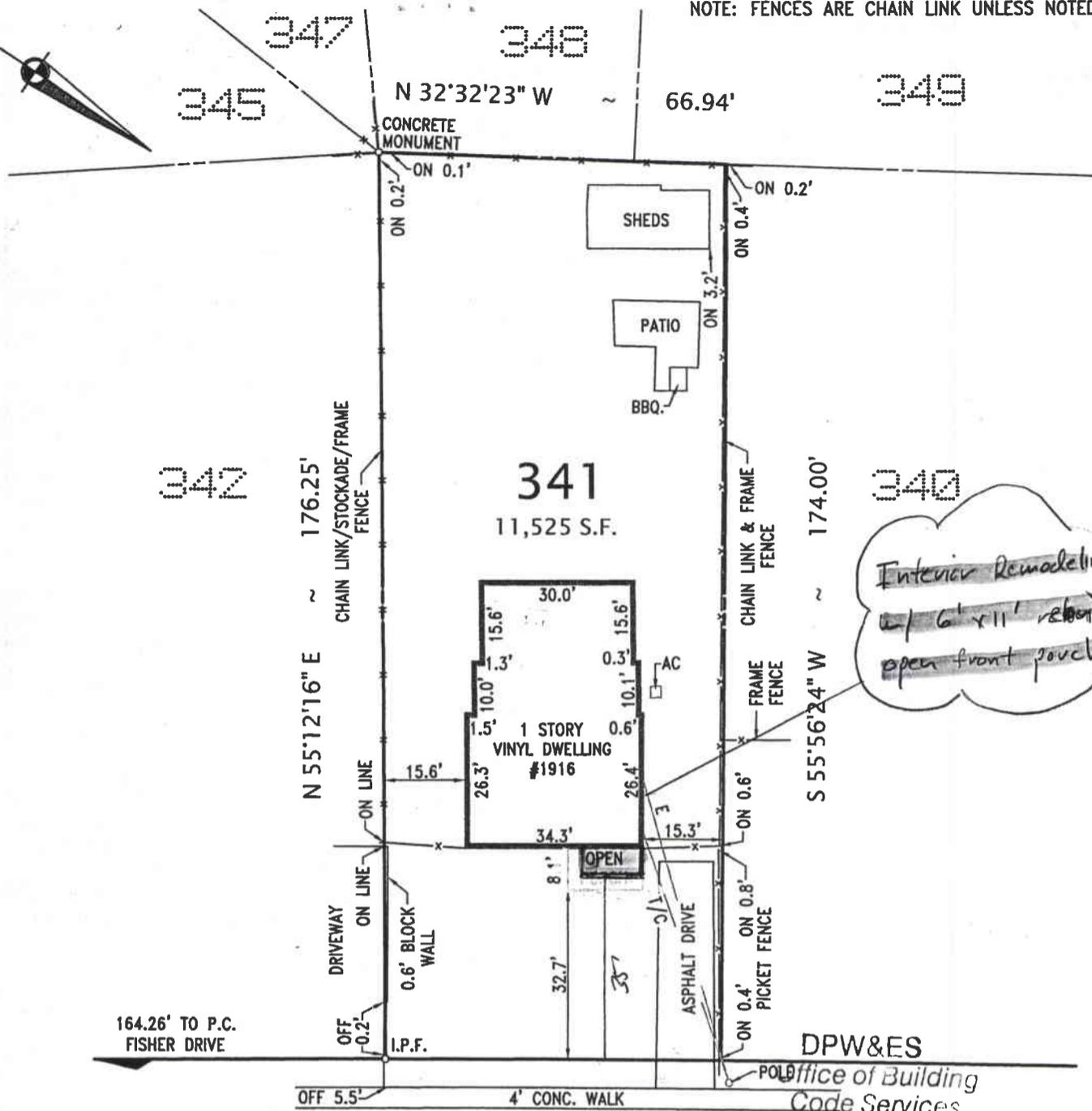
Given under my hand this _____ day of _____, 20____ My commission expires the _____ day of _____, 20____.

(Notary Signature)

To: Craig Oliver 5/14/04 From: Say Beidas

NOTE: FENCES ARE CHAIN LINK UNLESS NOTED.

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Interior Remodeling
 2/6' x 11' rebar
 open front porch

164.26' TO P.C. FISHER DRIVE

DPW&ES
Office of Building Code Services

A=64.61' R=5032.59'

TOYAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 SQ. FT.

CHERRI DRIVE

50' WIDE

Approved for Front Porch
By: [Signature]
Date: 6-9-04

EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE

PLAT

SHOWING HOUSE LOCATION ON LOT 341 SECTION 6

PIMMIT HILLS

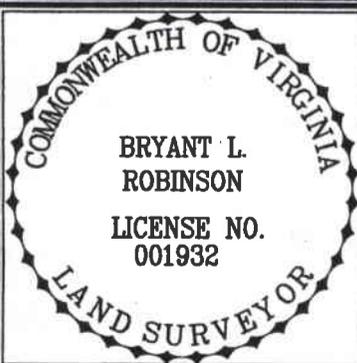
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

APRIL 23, 2004

APPROVED
 William E. [Signature]
 zoning Administrator

GRAPHIC SCALE



CASE NAME: RODRIGUEZ ~ BEIDAS

PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

[Signature] BRYANT L. ROBINSON, LS.

REQUESTED BY: MBH SETTLEMENT GROUP

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801
 Web site: www.fairfaxcounty.gov/dpwes

PERMIT # 05014B0460

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # W-04-03404
 TAX MAP # 040-1-03-0341

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	11/18/05	JM
SITE PERMITS	1-18-05	SS SP
HEALTH DEPT.		
BUILDING REVIEW	1-18-05	XTIC
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 0 \$20⁰⁰

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY [Signature] DATE 1-18-05

ZONING REVIEW
 USE SFD
 ZONING DISTRICT R-4 HISTORICAL DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE _____
 YARDS: _____ GARAGE 1 2 3
 FRONT _____ OPTIONS YES NO
 FRONT 32.5' REMARKS Interior alt
 L SIDE NIC and new front porch
 R SIDE NIC
 REAR NIC

GRADING AND DRAINAGE REVIEW
 SOILS # U1M1A A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 700
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 150
 PLAN # _____ APPR. DATE _____

STAMPS
FF
2500 Eymat
 (See reverse side of application)

REMARKS Fty inspection App. 04149B0670
FRM & RTMB approved 04341B0720

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____ a
 Notary Public in the State and County aforesaid, do certify that _____
 whose name is signed to this application, appeared before me in the State and County aforesaid
 and executed this affidavit.
 Given under my hand this _____ day of _____, 20____. My
 commission expires the _____ day of _____, 20____.
 (Notary Signature)

JOB LOCATION
 ADDRESS 1916 CHERYL DRIVE
 LOT # 341 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION PIMMIT HILLS
 TENANT'S NAME Sec 6

OWNER INFORMATION OWNER TENANT
 NAME SARY & AMAL BEIDAS
 ADDRESS 1916 CHERYL DRIVE
 CITY FALLS CHURCH STATE VA ZIP 22043
 TELEPHONE (C) AMAL-202-244-2913 22043

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME PROBUS CONSTRUCTION
 ADDRESS 9286 VERIDAN DR.
 CITY MANASSAS STATE VA ZIP 20110
 TELEPHONE 703-444-3384
 STATE CONTRACTORS LICENSE # 2705087760
 COUNTY BPOL # _____

APPLICANT
ARTHUR G. NEAL

DESCRIPTION OF WORK
INTERIOR ALTERATIONS &
NEW FRONT PORCH

HOUSE TYPE SINGLE FAMILY
 ESTIMATED COST OF CONSTRUCTION _____
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT _____	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

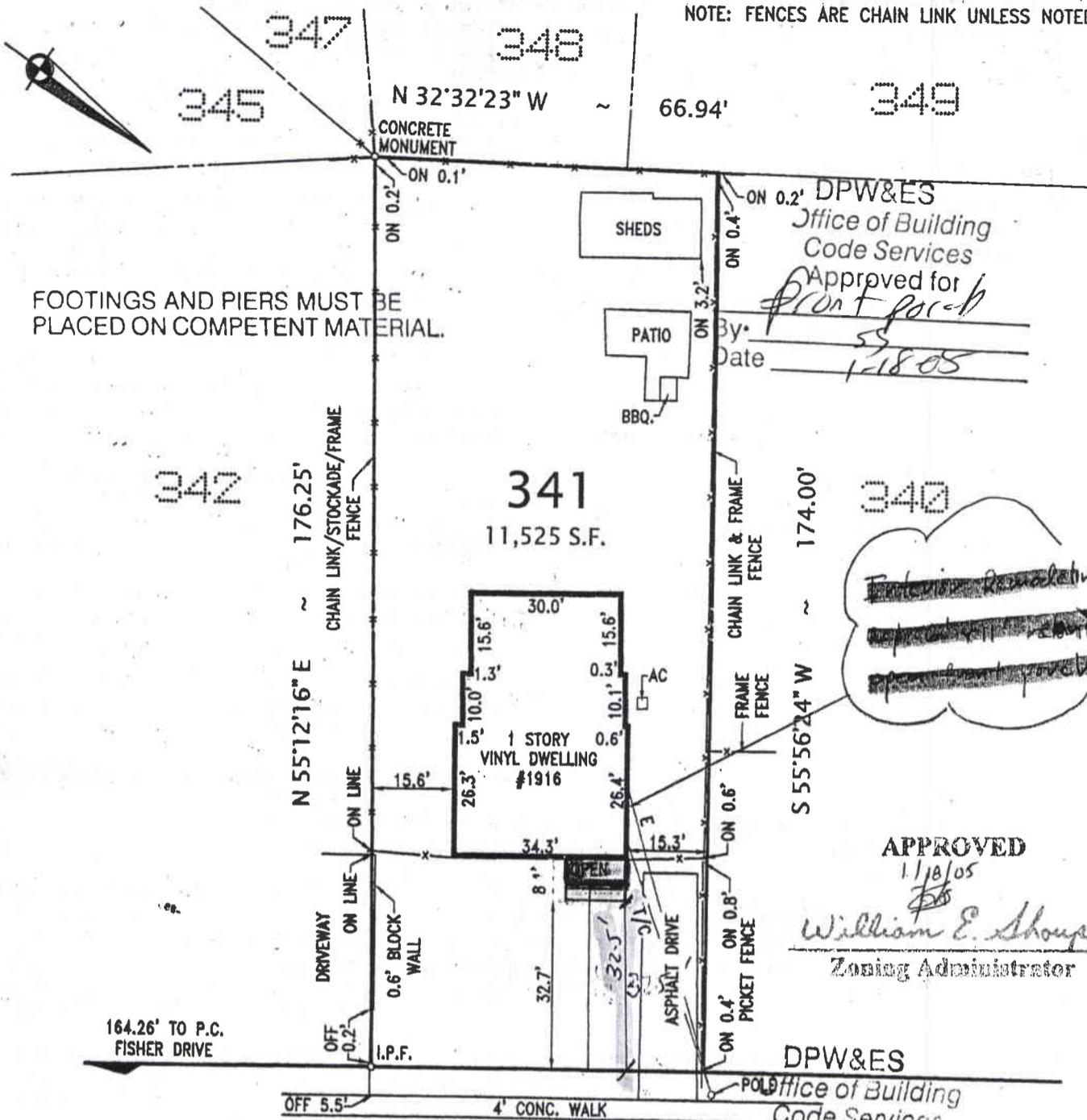
Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Arthur G. Neal 1/14/05
 Signature of Owner or Agent Date

ARTHUR G. NEAL
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

To: Fair Oliver. 5/14/04 From: Say Beidas

NOTE: FENCES ARE CHAIN LINK UNLESS NOTED.



FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

DPW&ES
Office of Building
Code Services
Approved for
front porch
By: *SS*
Date: *1-18-05*

*Future Remodeling
of front porch
and driveway*

APPROVED
1/18/05
William E. Shoup
Zoning Administrator

DPW&ES
Office of Building
Code Services

164.26' TO P.C. FISHER DRIVE
OFF 5.5'
A=64.61' R=5032.59'
CHERRI DRIVE
50' WIDE

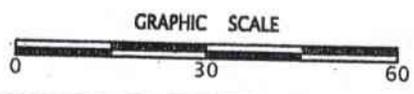
Approved for
front porch
By: *SS*
Date: *6-9-04*

EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE

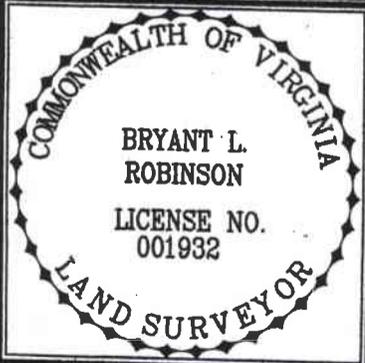
PLAT
SHOWING HOUSE LOCATION ON
LOT 341 SECTION 6
PIMMIT HILLS
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30'
APRIL 23, 2004

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL.

APPROVED
William E. Shoup
Zoning Administrator



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CASE NAME: RODRIGUEZ ~ BEIDAS	
PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.	REQUESTED BY: MBH SETTLEMENT GROUP
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.	
 BRYANT L. ROBINSON, L.S.	
ALEXANDRIA SURVEYS INTERNATIONAL, LLC 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 TEL. NO. 703-660-6615 FAX NO. 703-768-7764	

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0801
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 91310053
 FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
 OR VISIT US ON THE WEB AT
http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 1916 Cherril DR
 LOT # 341 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Pinnac Hills Sec 6
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION

OWNER TENANT
 NAME AKSHI OZDEN
 ADDRESS 1916 Cherril Dr
 CITY Falls Church STATE VA ZIP _____
 TELEPHONE (703) 593-1222
 EMAIL _____
 CONTACT ID _____

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 EMAIL _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____
 CONTACT ID _____

APPLICANT

NAME Diana Gutierrez
 ADDRESS 7526
 CITY FAIRFAX STATE VA ZIP 22000
 TELEPHONE 703-780-1178
 EMAIL _____
 CONTACT ID _____

DESCRIPTION OF WORK

3 BUMP OUTS
 1 AT LIVING ROOM
 2 AT REAR
 (1 toilet, 1 Full Bath) 5/11/09

HOUSE TYPE

HOUSE TYPE SFD
 ESTIMATED COST OF CONSTRUCTION 15,000
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # _____
 TAX MAP # _____

ROUTING	DATE	APPROVED BY
LICENSING	5/11/09	URC - same as owner
ZONING	5-11-09	JM
SITE PERMITS	5/11/09	SR
HEALTH DEPT.	5/11/09	ML
BUILDING REVIEW	5/11/09	ML
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE \$ _____
 AMOUNT DUE = \$ 10500

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT)
 BY _____ DATE 5/12/09

ZONING REVIEW

USE SFD
 ZONING DISTRICT _____ HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE

YARDS:	GARAGE	1	2	3
FRONT <u>16/16</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT <u>16/16</u>	REMARKS	<u>5x16 1 story w/dn</u>		
L SIDE <u>3/16</u>		<u>8.6' tall</u>		
R SIDE <u>16/10</u>				
REAR <u>83/82</u>				

REMARKS

6x76 1 story w/dn 9.6' Tall
5x22.5 1 story w/dn 42' front 10' right 12' tall Per plans
920727533
R-92-999999

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent _____ Date 05/07/09
 Printed Name and Title Diana Gutierrez Agent

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

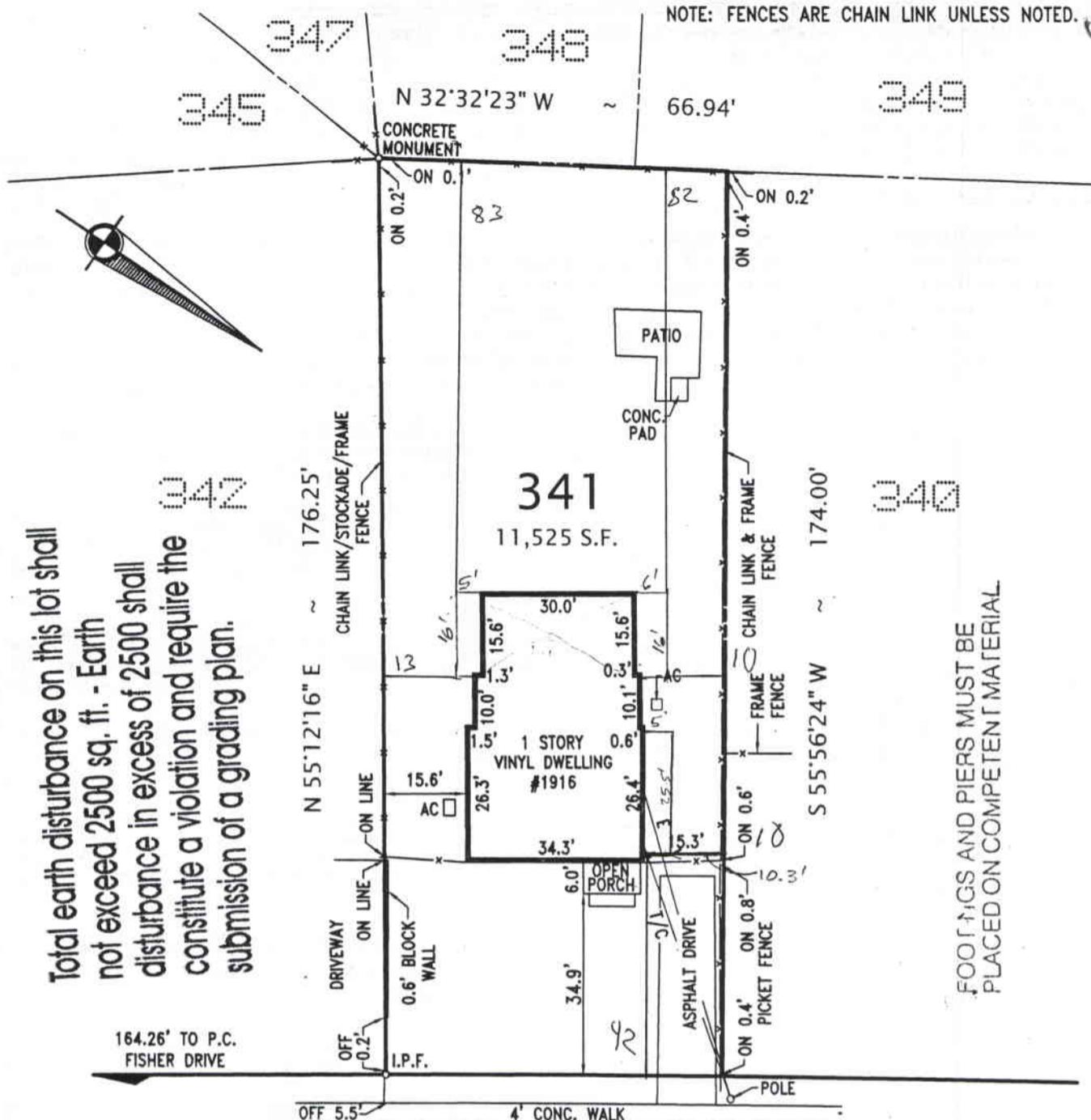
NOTARIZATION (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____
 Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____.
 My commission expires the _____ day of _____, 20____.
 (Notary Signature) _____

COPYRIGHT BY ALEXANDRIA SURVEYS INTERNATIONAL, LLC THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

NOTE: FENCES ARE CHAIN LINK UNLESS NOTED.



Total earth disturbance on this lot shall not exceed 2500 sq. ft. - Earth disturbance in excess of 2500 shall constitute a violation and require the submission of a grading plan.

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

164.26' TO P.C. FISHER DRIVE

A=64.61' R=5032.59'

DPW&S LAND DEVELOPMENT SERVICES SITE PERMITS & ADDRESSING CENTER APPROVED FOR Add'n

CHERRI DRIVE

50' WIDE

PLAT

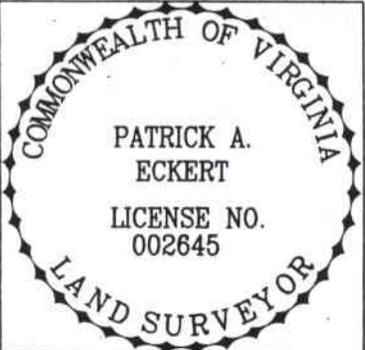
APPROVED 5-11-09 Gibson M. Malone Zoning Administrator

BY DATE 8/11/09 SHOWING HOUSE LOCATION ON LOT 341 SECTION 6

PIMMIT HILLS No Second Kitchen or Wet Bar

FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 30' FEBRUARY 2, 2006

CASE NAME: BEIDAS ~ AKSIT



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

PATRICK A. ECKERT L.S.

REQUESTED BY: REALTY TITLE SERVICES, INC.

ALEXANDRIA SURVEYS INTERNATIONAL, LLC 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 TEL. NO. 703-660-6615 FAX NO. 703-768-7764

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0801
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 92870149

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
 OR VISIT US ON THE WEB AT

http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION

ADDRESS 1916 CHEERI DR.
 LOT # 341 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Pimmit Hills Sec. 6
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION

OWNER TENANT

NAME OZDEN AKSIT.
 ADDRESS 1916 CHEERI DR.
 CITY HILLS CHURCH STATE VA ZIP 22043
 TELEPHONE 571-212-2844
 EMAIL _____
 CONTACT ID _____

CONTRACTOR INFORMATION

SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 TELEPHONE _____
 EMAIL _____
 STATE CONTRACTORS LICENSE # _____
 COUNTY BPOL # _____
 CONTACT ID _____

APPLICANT

NAME Carlos Morales
 ADDRESS 708 N. JEFFERSON ST.
 CITY MUNNICH STATE VA ZIP 22041
 TELEPHONE 703-786-3690
 EMAIL myroga192@hotmail.com
 CONTACT ID _____

DESCRIPTION OF WORK

6'x10'-1" EXPANSION TO KITCHEN.

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION 6,200.00
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____

DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)

NAME _____
 ADDRESS _____

NONE DESIGNATED PHONE _____

DO NOT WRITE IN GRAY SPACES COUNTY USE ONLY
 PLAN # _____
 TAX MAP # _____

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>10-14-09</u>	<u>Dem</u>
SITE PERMITS	<u>11-10-09</u>	<u>MJ</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>10-14-09</u>	<u>208</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE \$ _____
 AMOUNT DUE = \$ _____

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC. J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT) _____
 BY _____ DATE _____

ZONING REVIEW

USE SFO
 ZONING DISTRICT R-4 HISTORICAL DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE

YARDS:	GARAGE
FRONT <u>NC</u>	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>
FRONT <u>NC</u>	OPTIONS YES <input type="checkbox"/> NO <input type="checkbox"/>
L SIDE <u>NC</u>	REMARKS <u>builds one-story kitchen bump out</u>
R SIDE <u>10</u>	
REAR <u>NC</u>	

REMARKS 5'x10', 11' hgt

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent Carlos Morales Date 10-14-09

Printed Name and Title Carlos Morales DESIGNER.

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____

Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this _____ day of _____, 20____
 My commission expires the _____ day of _____, 20____

(Notary Signature)



DCC Return Copy

County of Fairfax, Virginia

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

NOTICE OF VIOLATION Fairfax County Zoning Ordinance

DATE OF ISSUANCE: May 27, 2014

METHOD OF SERVICE: OFFICE OF THE SHERIFF

LEGAL NOTICE ISSUED TO: Mohammad Zia Tufail
ADDRESS: 1916 Cherri Drive
Falls Church, Virginia 22043

LOCATION OF VIOLATION: 1916 Cherri Drive
Falls Church, Virginia 22043-1070

TAX MAP REF: 40-1 ((3)) 341

ZONING DISTRICT: R- 4

CASE #: 201403505 **SR #:** 105251

ISSUING INVESTIGATOR: Michael Caudle, (703)324-9327

POTENTIAL CIVIL PENALTIES UNDER ZONING ORDINANCE

§ 18-903(1):	Zoning Violation	First Offense	Each Subsequent Offense
	§10.104.10E	\$ 200.00	\$ 500.00
TOTAL:		\$ 200.00	\$ 500.00

Dear Responsible Party:

An inspection of the above referenced property on May 22, 2014 revealed the following violations of the Fairfax County Zoning Ordinance:

§ 10-104 (10E) Accessory Storage Structure Location
§ 2-302 (6) Accessory Use must comply with Article 10:

The presence of an accessory storage structure which measured approximately 10 feet 4 inches in height, is approximately 192 square feet in area and is located approximately 3 feet and approximately

Department of Code Compliance
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5508
Phone 703-324-1300 Fax 703-324-9346
www.fairfaxcounty.gov/code

Mohammad Zia Tufail
May 27, 2014
SR 105251
Page 2

3 feet respectively from the side and rear lot lines.

The Fairfax County Zoning Ordinance permits accessory storage structures to be located in minimum required yards; however, if the structure exceeds eight and one-half (8½) feet in height, it must be located on the lot so as to comply with Par. 10E of Sect. 10-104 of the Zoning Ordinance which states:

An accessory storage structure which exceeds eight and one-half (8½) feet in height shall not be located closer than a distance equal to its height to the rear lot line or located closer than a distance equal to the minimum required side yard to the side lot line.

The minimum required side yard distance in the R- 4 District is 10 feet as detailed in Par. 2A (1) (b) (c) of the Zoning Ordinance.

Therefore, as this accessory storage structure exceeds eight and one-half (8½) feet in height and is not located in accordance with the provisions of Par. 10E of Sect. 10-104 above, it is in violation of Par. 10E of Sect. 10-104 and Par. 6 of Sect. 2-302 of the Zoning Ordinance which states:

No accessory structure or use, as defined in Article 20, shall hereafter be built, moved, remodeled, established, altered or enlarged unless such accessory structure or use complies with the provisions of Par. 1 of Article 10.

You are hereby directed to clear this violation within fifteen (15) days of the date of this Notice. Compliance can be accomplished by:

- Removing the storage structure from the property in its entirety; or
- Reducing the height of the structure to eight and one-half (8½) feet or less to allow it to remain at its present location; or
- Relocating the structure to a distance from the rear and side lot lines in accordance with Par. 10E of Sect. 10-104 of the Zoning Ordinance as outlined above.

As an alternative you may apply to the Fairfax County Board of Zoning Appeals (BZA) and actively pursue and ultimately obtain approval of a Group 9 Special Permit for an error in building location to allow the accessory storage structure to remain at its present height and at its present location. For information and answers to any questions regarding this application process, you may contact the Zoning Evaluation Division at 703-324-1290.

Mohammad Zia Tufail
May 27, 2014
SR 105251
Page 3

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance which can result in court ordered sanctions or civil penalties. Civil penalties may be ordered in the amount of \$200.00 for each violation of the Zoning Ordinance cited herein for the first violation and \$500.00 for each violation of the Zoning ordinance cited herein for any subsequent violation, in accordance with Zoning Ordinance §18-903(1).

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party, any other information that you may wish to submit and a \$600.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA. For information regarding an appeal contact:

Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035
Office: (703)324-1314

Information and forms can also be obtained at <http://www.fairfaxcounty.gov/dpz/bza/appeals/>.

If you have questions, would like to schedule an appointment to meet with an investigator, or schedule a follow up inspection, please contact me directly at (703)324-9327. For any other questions, contact our main office at (703)324-1300.

LEGAL NOTICE ISSUED BY:



Signature

Michael Caudle
Code Compliance Investigator
(703)324-9327
Mike.Caudle@fairfaxcounty.gov

Mohammad Zia Tufail

May 27, 2014

SR 105251

Page 4

PERSONAL SERVICE

Being unable to make personal service a copy was delivered in the following manner:

- Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

J. SILVER / 626

SERVING OFFICER

5.27.14 Stacey A. Kincaid, Sheriff

DATE _____

Fairfax County, VA

PERSONAL SERVICE

Being unable to make personal service a copy was delivered in the following manner:

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Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER

_____ for _____

DATE _____

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Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER

_____ for _____

DATE _____

PERSONAL SERVICE

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Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER

_____ for _____

DATE _____



County of Fairfax, Virginia

Return Copy

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

CORRECTIVE WORK ORDER Virginia Uniform Statewide Building Code

DATE OF ISSUANCE: August 12, 2014

METHOD OF SERVICE: OFFICE OF THE SHERIFF

LEGAL NOTICE ISSUED TO: Mohammad Zia Tufail
ADDRESS: 1916 Cherri Drive
Falls Church, VA 22043

LOCATION OF VIOLATION: 1916 Cherri Drive
Falls Church, VA 22043-1070

TAX MAP REF: 0401 03 0341

CASE #: 201403505 **SR#:** 108502

In accordance with Part I of the Virginia Uniform Statewide Building Code (USBC) 2009 Edition, effective March 1, 2011, an inspection on August 11, 2014 revealed a violation or violations as listed below at the referenced location. The cited violation(s) must be corrected within 30 calendar days from receipt of this notice unless otherwise indicated.

Explanation: On August 11, 2014, County staff inspected the above referenced premises and discovered that an electrical installation has occurred within the detached accessory structure (shed) without the issuance of the required permit or permits, inspections, and approvals.

Order: Pursuant to *Section 108.1 When applications are required*, and *Section 113.3 Minimum Inspections*, of the USBC, 2009 edition, you are hereby directed to apply for and obtain the required permit or permits, inspections and approvals for the work described above or demolition of same at the above referenced address.

Corrective Action Required: Apply for and obtain all necessary County permits for the work described above within 30 calendar days from the date you receive this Order, or obtain a County permit to demolish the work described above within the same timeframe.

1. Schedule and pass the required County inspection(s) for the work described above within 10 calendar days from the date you are issued the required permit or permits for construction or demolition.

Department of Code Compliance
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5508
Phone 703-324-1300 Fax 703-653-9459 TTY 711
www.fairfaxcounty.gov/code

Mohammad Zia Tufail

August 12, 2014

SR 108502

Page 2

2. Contact me at (703)324-5031 within the timeframe established to confirm the violation(s) have been abated.
3. Call (703)222-0455 to schedule all building inspections related to this matter. Please reference CASE #: 201403505.

Note:

*When work described above involves construction of an addition or an accessory structure, a certified plat must be submitted along with a building permit application to the Permit Application Center. This plat must indicate the location, dimensions, and height of all existing and proposed structures as well as indicated distance to the respective lot lines. This plat must be prepared, sealed and signed by a professional licensed with the state of Virginia to do so.

Permit Application Center
The Herrity Building
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035
Telephone: 703-222-0801

*When work described above involves the removal of unpermitted features (including appliances, cabinets, plumbing/gas fixtures) a demolition permit will be required. Be advised that any zoning ordinance violations contained in a separate Notice of Violation must also be corrected prior to or in conjunction with the issuance of a demolition permit. If you have received a Zoning Notice of Violation, contact the inspector from the Department of Code Compliance at (703)324-1300 who issued the Notice before coming to the Permit Application Center in the Herrity Building to obtain your permit. When coming to obtain your permit, bring this notice with you.

*Additional fees for unpermitted work may apply.

You are directed to notify Gabriel Zakkak by return correspondence to 12055 Government Center Parkway, Suite 1016 Fairfax, VA 22035 or telephone call to (703)324-5031 within three (3) working days from the date you receive this Order, of your election to accept or reject the terms of this Order. Failure to do so shall result in the immediate issuance of a Notice of Violation and the initiation of legal action to bring the above referenced property into compliance with the USBC.

If you have any questions, would like to schedule an appointment to meet with me, or to schedule a site visit, please contact me directly at (703)324-5031 or the main office at (703)324-1300.

Mohammad Zia Tufail
August 12, 2014
SR 108502
Page 3

Notice Issued By:



Signature

Gabriel Zakkak
(703)324-5031
Gabriel.Zakkak@fairfaxcounty.gov
Technical Assistant to the Building Official
Department of Code Compliance

CC: Case File
Residential Inspections Branch Chief

PERSONAL SERVICE _____

Being unable to make personal service a copy was delivered in the following manner:

- Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

E. MURPHY 10/5/14
8/12/14 _____
SERVING OFFICER
for **Stacey A. Kincaid, Sheriff**
Fairfax County, VA

DATE _____

PERSONAL SERVICE _____

Being unable to make personal service a copy was delivered in the following manner:

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Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
for _____

DATE _____

PERSONAL SERVICE _____

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Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
for _____

DATE _____

PERSONAL SERVICE _____

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Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
for _____

DATE _____

Similar Case History

Group: 2006-DR-008

SP 2006-DR-008

[STAFF REPORT](#)

APPLICANT: DOROTHY A. WINE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/04/2006
ZONING DISTRICT: R- 4
DESCRIPTION: TO PERMIT A HOME PROFESSIONAL OFFICE AND REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ACCESSORY STORAGE STRUCTURES TO REMAIN 3.8 FEET WITH EAVE 3.1 FEET FROM REAR LOT LINE AND 4.1 FEET FROM SIDE LOT LINE AND 6.0 FEET FROM REAR LOT LINE AND 6.0 FEET WITH EAVE 5.3 FEET FROM SIDE LOT LINE
LOCATION: 1834 CHERRI DRIVE
TAX MAP #: 0401 03 0310

Group: 01-D -004

SP 01-D -004

APPLICANT: CADENA, JUAN F.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 05/08/2001
ZONING DISTRICT: R- 4
DESCRIPTION: REDUCTION IN MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ADDITION TO REMAIN 5.0 FEET FROM SIDE LOT LINE
LOCATION: 1908 GRIFFITH ROAD, FALLS CHURCH, VA 22043
TAX MAP #: 0401 02 0058

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.