



APPLICATION ACCEPTED: October 16, 2014
BOARD OF ZONING APPEALS: February 11, 2015
TIME: 9:00 a.m.

County of Fairfax, Virginia

February 4, 2015

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2014-DR-225

DRANESVILLE DISTRICT

APPLICANTS/OWNERS: Ganesh Muthuvelu
Sreedevi Ganesh

STREET ADDRESS: 7415 Lisle Avenue, Falls Church, VA, 22043

SUBDIVISION: Pimmit View

TAX MAP REFERENCE: 30-3 ((8)) 6

LOT SIZE: 10,707 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 and deck 7.9 feet from a side lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-DR-225 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.

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.

Erin M. Haley

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



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-225

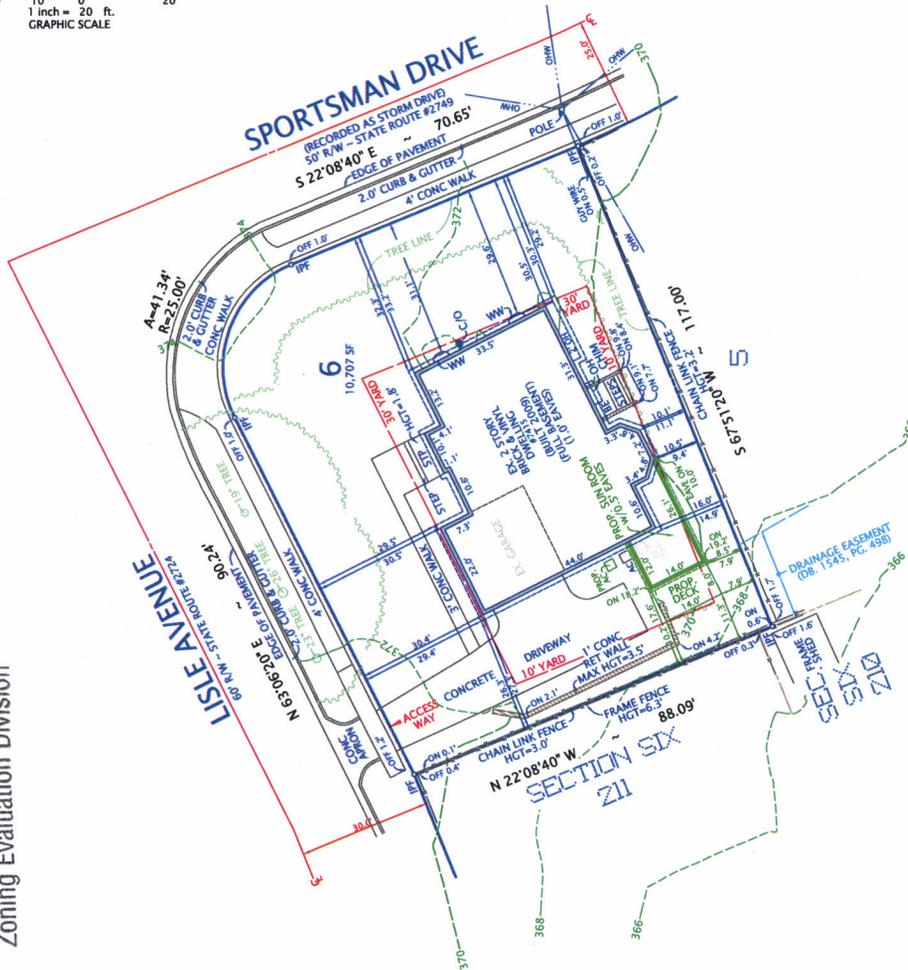
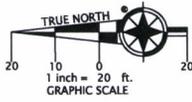
GANESH MUTHUVELU & SREEDEVI GANESH



RECEIVED
Department of Planning & Zoning

OCT 16 2014

Zoning Evaluation Division



NOTES:

- TAX MAP: 30-3-08-0006
- ZONE: R-4 (RESIDENTIAL 4 DU/AC)
- LOT AREA: 10,707 SF (0.2458 ACRE)
- REQUIRED YARDS: (CORNER LOT)
FRONT: 30.0 FEET
SIDE: 10.0 FEET
- HEIGHTS:
EX. DWELLING = 29.1 FEET (MIDLINE OF ROOF)
EX. STP = 01.8 FEET
EX. FENCES = AS NOTED
EX. 1" CONC RET WALL = 03.5 FEET (MAX.)
PROPOSED SUNROOM = 19.3 FEET (RIDGELINE OF ROOF)
PROPOSED DECK = 08.3 FEET
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS PERFORMED BY THIS FIRM AND IS SHOWN AT 2' INTERVALS.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- AREAS:
EX. BASEMENT = 1,767 SF
EX. FIRST FLOOR = 2,262 SF
EX. SECOND FLOOR = 2,213 SF
EX. GROSS FLOOR AREA = 6,242 SF
EX. FLOOR AREA RATIO: EX. GFA (6242) / LOT AREA (10707) = 0.58
PROP. SUNROOM = 244 SF / EX. GFA (6242) = 0.04
PROP. GFA = PROP. SUNROOM (244) + EX. GFA (6242) = 6,486 SF
PROP. FLOOR AREA RATIO: PROP. GFA (6486) / LOT AREA (10707) = 0.61

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 6, SECTION TWO
PIMMIT VIEW
(DEED BOOK 1545, PAGE 498)
FAIRFAX COUNTY, VIRGINIA
DRAVESVILLE DISTRICT
MAY 30, 2014
SCALE: 1" = 20'
SEPTEMBER 22, 2014 (REV. SUNROOM)

1. I HEREBY CERTIFY THAT THE PORTIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND THAT THE PORTIONS OF ALL VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED.

CASE NAME:
GAYESH MULTIBUILDU
SHEEPYV GANESH

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

05/30/2014
GEORGE M. O'QUINN
LICENSE NO. 2066

COMMONWEALTH OF VIRGINIA
LAND SURVEYORS
George M. O'Quinn

NOT TO SCALE

SPECIAL PERMIT REQUEST

The applicant seeks a special permit to allow a reduction of certain yard requirements to permit construction of an addition and deck approximately 7.9 feet from a side lot line. A more detailed description of the proposal is provided on page two of this report.

A copy of the special permit plat titled "Plat Showing the

Improvements on Lot 6, Section Two, Pimmit View," prepared by George M. O'Quinn of Dominion Surveyors Inc., dated May 30, 2014, is included in the front of the staff report.



The proposed development conditions, applicant's statement of justification with photographs and elevations, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 10,707 square foot subject property is a corner lot located at the intersection of Lisle Avenue and Sportsman Drive. The property is developed with a 6,242 square foot brick two story single-family detached dwelling that is approximately 29.1 feet in height. A walk-out basement exists to the southern side of the dwelling. The concrete driveway provides vehicular access to the lot from Lisle Avenue and an existing walkway and stoop provide pedestrian access to the front of the dwelling. A retaining wall 3.5 feet in height is located in the western side yard. The property is relatively level and landscaped with mature trees and vegetation.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed and purchased by the applicant in 2009.

A copy of information outlining similar special permit and variance requests heard by the Board of Zoning Appeals for properties in the surrounding area is attached as Appendix 4.

DESCRIPTION OF THE REQUEST

The applicant is requesting approval of a special permit for a reduction of certain yard requirements to permit construction of an addition and deck 7.9 feet from the western side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side	10.0 feet	7.9 feet	2.1 feet	21%
Special Permit	Deck	Side	10.0 feet	7.9 feet	2.1 feet	21%

*Minimum yard requirement pursuant to Section 3-407

The applicant proposes to construct a sunroom and deck to the rear and southern side of the existing dwelling. The square footage of the sunroom addition is approximately 244 square feet. The sunroom will be 19.3 feet in height and the deck will be 8.3 feet in height. As shown on the proposed elevations, the addition would match the appearance and materials of the existing dwelling.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District
Planning Sector: Pimmit Community Planning Sector (ML2)
Plan Map: Residential 3-4 du/ac

Urban Forestry Analysis (Appendix 5)

Staff determined that additional screening should be installed along the southeastern property line to shield the proposed addition from the neighboring property. The screening could be in the form of a single row of Category II evergreen trees. A development condition has been proposed to address this issue.

Zoning Ordinance Requirements (Appendix 6)

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

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

Standards 1 and 2 Comprehensive Plan/ Zoning District	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 special permit approval. Staff believes that the proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-4 District.
Standard 3 Adjacent Development	In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties or value.
Standard 4 Pedestrian/ Vehicular Traffic	No increase in 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.
Standard 5 Landscaping/ Screening	There is no transitional screening or barrier requirement for the subject property. However, staff has proposed a development condition for the addition of a row of evergreen trees to screen the addition from the neighboring property.
Standard 6 Open Space	There is no open space requirement.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities, drainage, parking or loading on the site.
Standard 8 Signs	No signage is proposed.

Standards for all Group 9 Uses (Sect. 8-903)

Standard 1 Lot Size and Bulk Regulations	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	The application is not subject to the provisions of Article 17, Site Plans.

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

Standard 1 Yard Requirements Subject to Special Permit	<p>A. Minimum Required Yards - Yard not less than 50% of the requirement: The proposed addition will be located 7.9 feet from a side lot line. The required side yard in an R-4 District is 10 feet, resulting in a reduction of 21%.</p> <p>B. Pipestem lots- N/A</p> <p>C. Accessory structure locations – N/A</p> <p>D. Extensions into minimum required yards- N/A</p>
Standard 2 Detached Structure in a Front Yard	There is no accessory structure proposed in a front yard.

<p>Standard 3 Principal Structure that Complied with Yard Requirements When Established</p>	<p>The subject property contains a single family dwelling that is an existing principal structure.</p>
<p>Standard 4 Addition No More than 150% of the Gross Floor Area (GFA) at the Time of First Expansion Request</p>	<p>The existing GFA of the primary structure is 6,242 square feet; Therefore 150% of the total gross floor area could result in additions up to 9,363 square feet in size for a possible total square footage at build out of 15,605 square feet. The proposed addition is approximately 244 square feet, for a total square footage of the house with the addition of 6,486 square feet. Therefore the application meets this provision.</p>
<p>Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>The proposed construction is subordinate to the primary use as it is a sunroom and deck addition to the primary residential dwelling. The proposed addition would be located to the rear and side of the existing dwelling and have a lower height than the primary structure.</p>
<p>Standard 6 Construction in Character with On-Site Development</p>	<p>The elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling.</p>
<p>Standard 7 Construction Harmonious with Off-Site Development</p>	<p>Based on a review of aerial imagery and the submitted photographs, staff believes that the proposed addition would not affect neighboring properties in terms of location, height and bulk, and vegetation.</p>
<p>Standard 8 Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>Staff believes that the proposed addition containing approximately 244 square feet will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety.</p>
<p>Standard 9 Represents the Minimum Amount of Reduction Necessary</p>	<p>The proposed addition would be located to the rear and side of the existing dwelling and be largely screened by existing trees and vegetation.</p> <p>Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, easements and historic resources are not applicable to this site.</p>
<p>Standard 10 BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p>Standard 11 Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p>Standard 12 Architectural Elevations</p>	<p>Proposed elevations are included in the Appendix 3 of this report and are also included as an attachment to the development conditions.</p>

CONCLUSION / RECOMMENDATION

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2014-DR-225 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.

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 Photographs
3. Applicant's Affidavit
4. Similar Case History
5. Urban Forestry Management memo
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-DR-225****February 4, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-225 located at Tax Map 30-3 ((8)) 6 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 (244 square feet) and deck, as shown on the titled "Plat Showing the Improvements on Lot 6, Section Two, Pimmit View," prepared by George M. O'Quinn of Dominion Surveyors Inc., dated May 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 (6,242 square feet existing + 9,363 square feet (150%) = 15,605 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 install tree screening consisting of at minimum a single row of Category II evergreen trees between the proposed addition and the southeastern property line.

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.





RECEIVED
Department of Planning & Zoning

OCT 16 2014

Zoning Evaluation Division

October 14, 2014

Ganesh Muthuvelu & Sreedevi Ganesh
7415 Lisle Ave
Falls Church VA 22043

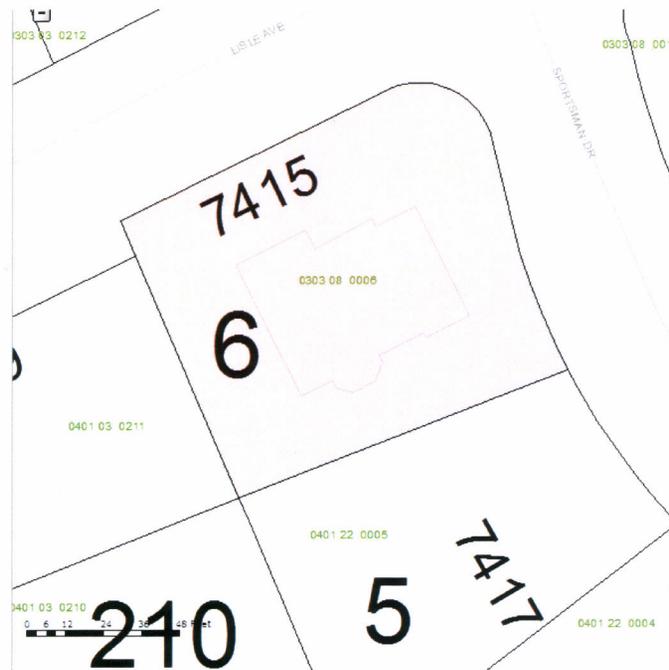
To
Fairfax County Special Permit Department
Fairfax, VA

Dear Sir/Madam:

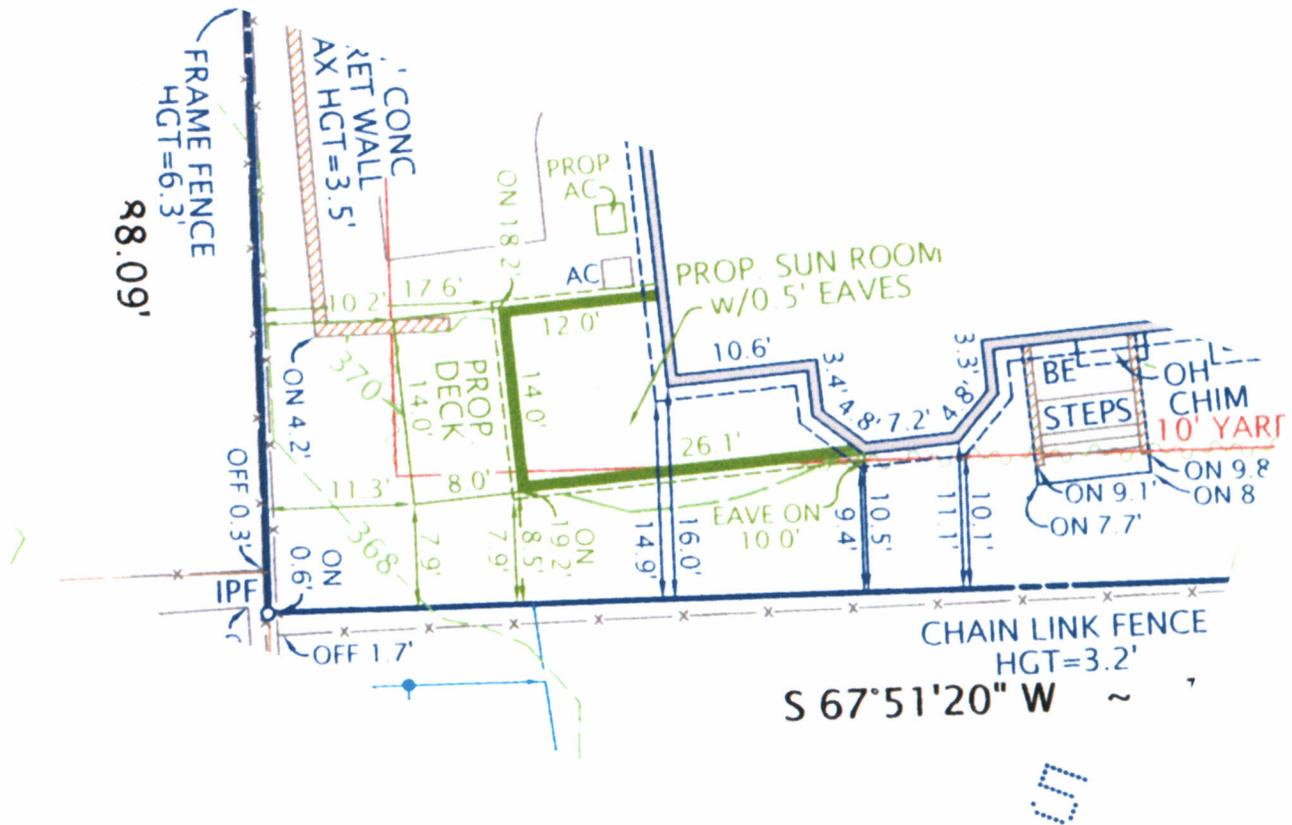
Re: Special Permit to build Sunroom & deck

We are the owners of the above mentioned property. Our home is located in a corner lot in Lisle Ave with the adjacent street, Sportsman Drive. Since it is a corner lot, the building is built in such a way to meet the 30 feet setback requirements on the front and side yards and with 10 feet setback to the rear and other side of the neighbor properties.

The shape of the lot (7415) at the back of the property is somewhat skewed as shown in the picture below. The current building structure therefore does not have uniform setbacks from the rear property line.



We intend to build a sunroom and deck as shown below.



As seen in the diagram above, since the lot shape is skewed – if we build the wall of the sunroom (proposed) in line with the current structure, the setback reduces from the required 10 feet to 7'9" near the corner of the sunroom.

Also, if the deck (proposed) line is also extended in line with the existing structure – the setback reduces from the required 10 feet to 7'9".

We are submitting the required special permit plats that show the proposed addition and other details as required by the county. We kindly request you to approve the special permit given the skewed shape of the lot.

Sincerely,


Ganesh Muthuvelu


Sreedevi Ganesh

5.00 WRITTEN STATEMENT FROM THE APPLICANT DESCRIBING THE PROPOSED USE, GIVING ALL PERTINENT DATA, INCLUDING SPECIFICALLY:

5.01 TYPE OF OPERATION(S):

This is a residential building and it is our primary residence. There is no business or commercial operations being conducted in this property.

5.02 HOURS OF OPERATION:

As mentioned earlier, this is our primary residence.

5.03 ESTIMATED NUMBER PATRONS.CLIENTS/PATIENTS/PUPILS ETC.,:

This is our primary residence and hence the above is not applicable.

5.04 PROPOSED NUMBER EMPLOYESS/ATTENDANTS/TEACHERS ETC.,:

This is our primary residence and hence the above is not applicable.

5.05 ESTIMATE OF TRAFFIC IMPACT OF THE PROPOSED USE, INCLUDING THE MAXIMUM EXPECTED TRIP GENERATION AND THE DISTRIBUTION OF SUCH TRIPS BY MODE AND TIME OF DAY:

This is our primary residence and hence the above is not applicable.

5.06 VICINITY OR GENERAL AREA TO BE SERVED BY THE USE

Not Applicable. The proposed addition is a sunroom and a deck in our primary residence.

5.07 DESCRIPTION OF THE BUILDING FAÇADE AND ARCHITECTURE OF PROPOSED NEW BUILDING OR ADDITIONS

The architectural renderings in 3D are shown below.

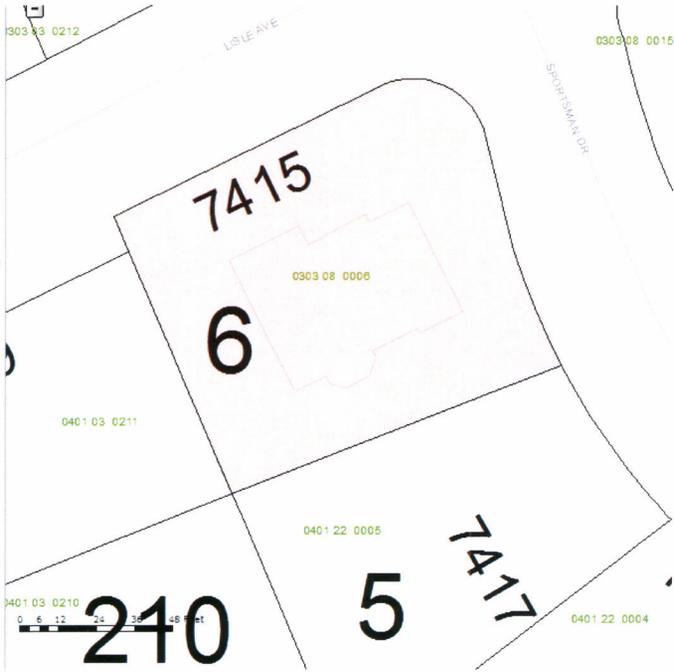
RECEIVED
Department of Planning & Zoning
OCT 16 2014
Zoning Evaluation Division

This is a residential property and primary residence of ours. There is not going to be any storage of toxic or hazardous substances of any kind.

5.09 A STATEMENT THAT THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OR, IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.

Our home is located in a corner lot in Lisle Ave with the adjacent street, Sportsman Drive. Since it is a corner lot, the building is built in such a way to meet the 30 feet setback requirements on the front and side yards and with 10 feet setback to the rear and other side of the neighbor properties.

The shape of the lot (7415) at the back of the property is somewhat skewed as shown in the picture below. The current building structure therefore does not have uniform setbacks from the rear property line.



We intend to build a sunroom and deck as shown below.

930.00 RESULTING GROSS FLOOR AREA (GFA) OF AN ADDITION TO THE EXISTING PRINCIPAL STRUCTURE MAY BE UP TO 150 PERCENT OF THE TOTAL GFA OF THE PRINCIPAL STRUCTURE THAT EXISTED AT THE TIME OF THE FIRST EXPANSION REQUEST..

Please see the calculations below.

AREAS:

EX. BASEMENT	1,767 SF
EX. FIRST FLOOR	2,262 SF
EX. SECOND FLOOR	2,213 SF
EX. GROSS FLOOR AREA	6,242 SF

EX. FLOOR AREA RATIO : EX. GFA (6242) / LOT AREA (10707) = 0.58
PROP. SUNRRROM = 244 SF / EX. GFA (6242) = 0.04
PROP. GFA = PROP. SUNROOM (244) + EX. GFA (6242) = 6,486 SF
PROP. FLOOR AREA RATIO : PROP. GFA (6486) / LOT AREA (10707) = 0.61

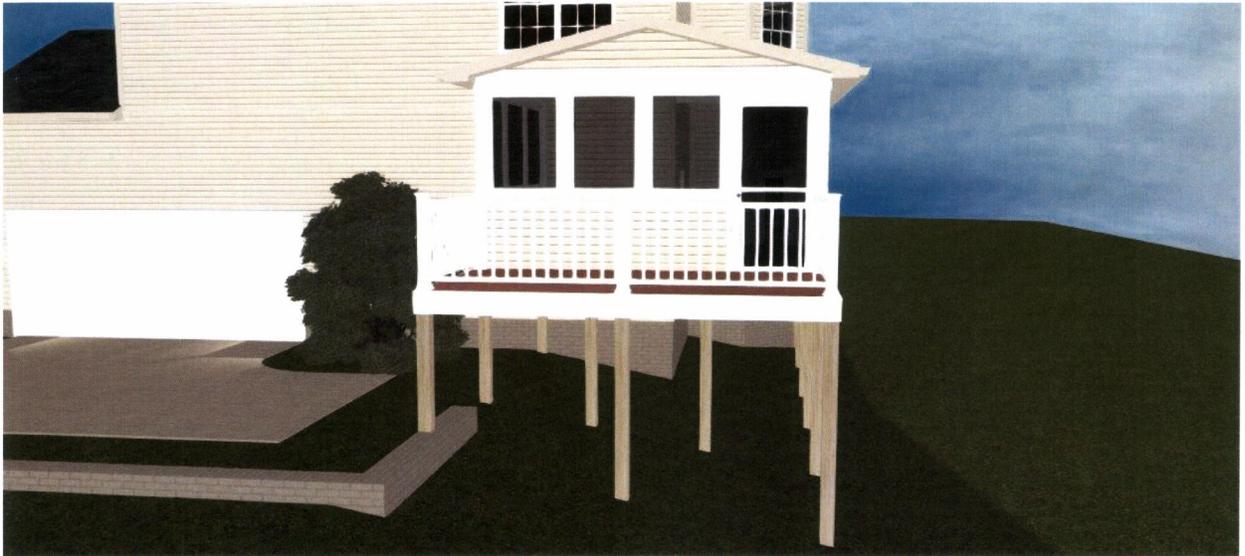
930.01 THE RESULTING GROSS FLOOR AREA OF AN EXISTING ACCESSORY STRUCTURE AND ANY ADDITION TO IT SHALL BE CLEARLY SUBORDINATE IN PURPOSE, SCALE, USE AND INTENT TO THE PRINCIPAL STRUCTURE ON THE SITE.

The proposed addition of sunroom is only 244 SF. The EX. Gross floor area is 6,242 SF.

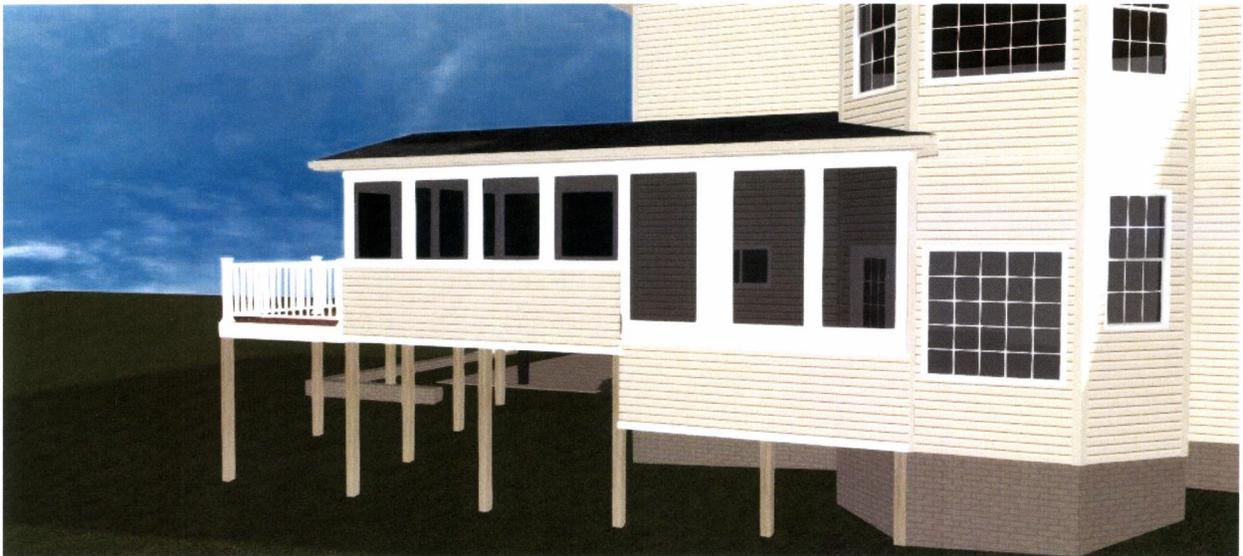
Therefore, the proposed addition to the existing structure is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

930.02 THE BZA SHALL DETERMINE THAT THE PROPOSED DEVELOPMENT WILL BE IN CHARACTER WITH THE EXISTING ONSITE DEVELOPMENT IN TERMS OF THE LOCATION, HEIGHT, BULK AND SCALE OF THE EXISTING STRUCTURE(S) ON THE LOT.

As shown in the 3D renderings below, the proposed sunroom and deck will be in character with the existing onsite development in terms of the location, height, bulk and scale of the existing structure on the lot.



RECEIVED
Department of Planning & Zoning
OCT 16 2014
Zoning Evaluation Division



930.03 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.

As shown in the 3D renderings above, the proposed sunroom and deck will be harmonious to the surrounding structures in terms of location, height, bulk and scale in terms of location, height, bulk and scale, topography, existing vegetation and preservation of significant trees. It should be noted that there is no removal of significant trees during for the proposed improvements.

930.04 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, EROSION AND STORMWATER RUNOFF.

The proposed sunroom will not adversely impact the neighbors/owners of the adjacent properties in terms of noise, light, air, erosion and stormwater run off because the proposed addition will be in line with existing property and that the adjacent property do not have any structure that will be impacted by this addition in terms of light or noise.

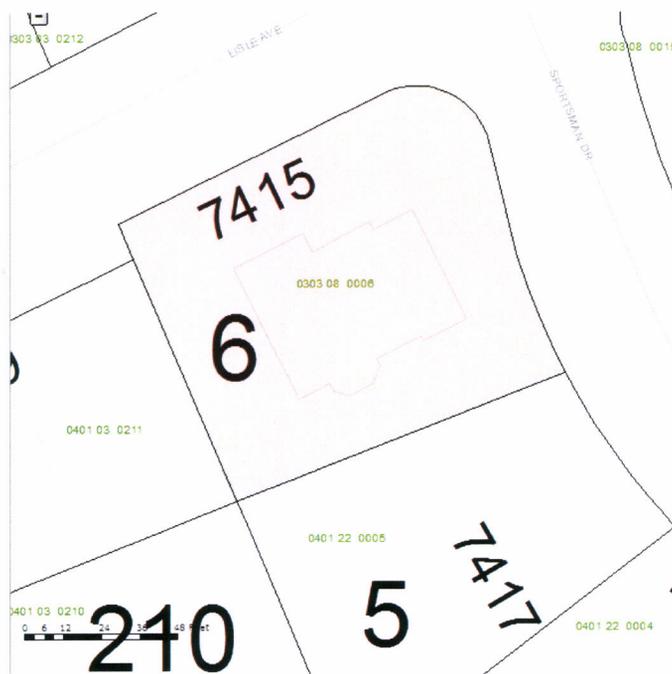
In short, the proposed sunroom does not block any of the existing structures in the adjacent properties.

930.05 THE BZA SHALL DETERMINE THAT THE PROPOSED REDUCTION REPRESENTS THE MINIMUM AMOUNT OF REDUCTION NECESSARY TO ACCOMODATE THE PROPOSED STRUCTURE ON THE LOT...

As seen in the diagram below, since the lot shape is skewed – if we build the wall of the sunroom (proposed) in line with the current structure, the setback reduces from the required 10 feet to 7’9” near the corner of the sunroom.

Also, if the deck (proposed) line is also extended in line with the existing structure – the setback reduces from the required 10 feet to 7’9”.

The proposed addition is in line with the existing building and because of the skewed shape of the lot, the reduction of setback requirement is being sought.





7415











7415 Lisle Ave
 Falls Church, VA 22043 – approximate address

NEW! Street View - Jun 2012

Navigation controls including a compass, a zoom in (+) button, and a zoom out (-) button.

Information and settings icons (person and gear) followed by a "Hide imagery" button with a dropdown arrow.

Inset map showing the current location on a street grid. Labels include "Elementary School", "Lisle Ave", "Peabody Dr", and "Sportsman Dr". A yellow pegman icon is positioned on the map.

Back to Map



Google











Application No.(s): SP 2014 - DE-225
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/15/2014
 (enter date affidavit is notarized)

I, GANESH MUTHUVELU & SREEDEVI GANESH, do hereby state that I am an
 (enter name of applicant or authorized agent)

125813

(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)
GANESH MUTHUVELU	7415 Lisle Ave Falls Church VA 22043	Applicant/Title Owner
SREEDEVI GANESH	7415 Lisle Ave Falls Church VA 22043	Applicant/Title Owner

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

* 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-225
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/15/2014
(enter date affidavit is notarized)

125813

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-225
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/15/2014
(enter date affidavit is notarized)

125813

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 2014-02-225
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/15/2014
(enter date affidavit is notarized)

125813

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-OR-225
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/15/2014
(enter date affidavit is notarized)

125813

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)

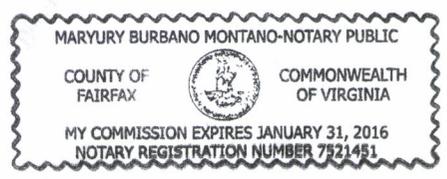
[X] Applicant [] Applicant's Authorized Agent

GANESH MOTHUVELU (APPLICANT/TITLE OWNER) SREEDEVI GANESH (APPLICANT/TITLE OWNER)
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of October 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Maryury Burbano
Notary Public

My commission expires: 01/31/2016



Group: 89-P-157

VC 89-P-157

APPLICANT: HAMPTON B. & MARINDA BARNES
STATUS: EXPIRED
STATUS/DECISION DTE: 11/24/1993
ZONING DISTRICT: R-1
DESCRIPTION: TO ALLOW CONSTRUCTION OF A DWELLING 12.0 FT FROM ONE SIDE LOT LINE AND 8.0 FT FROM OTHER SIDE LOT LINE (20 FT. MIN. SIDE YARD REQUIRED) (BOARD GRANTED 12.0 FEET FROM BOTH SIDE LOT LINES) PLATS SUBMITTED 8/90
LOCATION: 1773 CHAIN BRIDGE ROAD
TAX MAP #S:
 0303 02 0233

Group: 90-P-039

VC 90-P-039

APPLICANT: HAMPTON B. & MARINDA BARNES
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/11/1990
ZONING DISTRICT: R-1
DESCRIPTION: ALLOW CONSTRUCTION OF DWELLING TO 8 FT. FROM ONE SIDE LOT LINE AND 20.27 FT. FROM ONE STREET LINE OF A CORNERLOT (20 FT. MIN. SIDE YARD REQ. & 40 FT. MIN. FRONT YARD REQ.)
LOCATION: 1775 CHAIN BRIDGE ROAD
TAX MAP #S:
 0303 02 0234

Group: 91-D-008

VC 91-D-008

APPLICANT: ARNOLD L PUNARO
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/10/1991
ZONING DISTRICT: R-3
DESCRIPTION: ALLOW CONSTRUCTION OF ADDITION (GARAGE) TO 6 FT. FROM SIDE LOT LINE AND 72.1 FT. FROM DULLES AIRPORT ACCESS RD. (12 FT. MIN. SIDE YARD REQ. AND 200 FT. FROM DULLES AIRPORT ACCESS RD.)
LOCATION: 1730 BALDWIN DRIVE
TAX MAP #S:
 0303 01 0001

Group: 93-P-050**VC 93-P-050**

APPLICANT: PATRICIA BAILEY CHARITABLE REMAINDER UNITRUST
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 08/11/1993
ZONING DISTRICT: R-1
DESCRIPTION: PERMIT CONSTRUCTION OF DWELLING 7 FT. FROM SIDE LOT LINE, 10 FT. FROM OTHER SIDE LOT LINE AND 17 FT. FROM EDGE OF PAVEMENT OF ACCESS EASEMENT (20 FT. MIN. SIDE YARDREQ. AND 25 FT. MIN. YARD REQ. FOR ACCESS EASEMENT)
LOCATION: 1604 SENECA AVENUE
TAX MAP #S:
 0303 02 0235

Group: 93-P-051**VC 93-P-051**

APPLICANT: PATRICIA BAILEY CHARITABLE REMAINDER UNITRUST
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 08/11/1993
ZONING DISTRICT: R-1
DESCRIPTION: PERMIT CONSTRUCTION OF DWELLING 6 FT. FROM ONE SIDE LOT LINE AND 12 FT. FROM OTHER SIDE LOT LINE AND 5 FT. FROM EDGE OF PAVEMENT OF ACCESS EASEMENT (20 FT. MIN. SIDE YARD REQ. AND 25 FT. MIN. YARD REQ. FROM ACCESS EASEMENT)
LOCATION: 1600 SENECA AVENUE
TAX MAP #S:
 0303 02 0232

Group: 93-P-052**VC 93-P-052**

APPLICANT: PATRICIA BAILEY CHARITABLE REMAINDER UNITRUST
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 08/11/1993
ZONING DISTRICT: R-1
DESCRIPTION: PERMIT CONSTRUCTION OF DWELLING 8 FT. FROM ONE SIDE LOT LINE AND 10 FT. FROM OTHER SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)
LOCATION: 1606 SENECA AVENUE
TAX MAP #S:
 0303 02 0236

Group: 2003-DR-152**VC 2003-DR-152**[STAFF REPORT](#)

APPLICANT: WAEL ALMOUSA AND SUSANNA MURSULA
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 01/14/2004
ZONING DISTRICT: R-3
DESCRIPTION: TO PERMIT CONSTRUCTION OF DWELLING 10.0 FEET WITH EAVES.0 FEET FROM ONE SIDE LOT LINE AND 9.0 FEET WITH EAVE7.0 FEET FROM OTHER SIDE LOT LINE
LOCATION: 1612 GREAT FALLS STREET
TAX MAP #S:
 0303 02 0015

Group: 2003-DR-153

VC 2003-DR-153

[STAFF REPORT](#)

APPLICANT: WAEL ALMOUSA AND SUSANNA MURSULA
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 01/14/2004
ZONING DISTRICT: R-3
DESCRIPTION: TO PERMIT CONSTRUCTION OF DWELLING 10.0 FEET WITH EAVE8.0 FEET FROM ONE SIDE LOT LINE AND 9.0 FEET WITH EAVE7.0 FEET FROM OTHER SIDE LOT LINE
LOCATION: 1612 GREAT FALLS STREET
TAX MAP #S:
0303 02 0016



County of Fairfax, Virginia

MEMORANDUM

DATE: December 1, 2014

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

FROM: Craig Herwig, Urban Forester III *CSH*
Forest Conservation Branch, DPWES

SUBJECT: Pimmit View, Section 2, Lot 6.SP 2014-DR-225

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped as received by the Zoning Evaluation Division on October 16, 2014. The following comments and recommendations are based on this review. A site visit was conducted on November 25, 2014.

1. **Comment:** In order to insure compliance with the Zoning Ordinance, screening is recommended along the southeastern property line to shield the proposed addition from the neighboring property.

Recommendation: UFMD recommends the installation of a single row of Category II evergreen trees between the proposed addition and the southeastern property line.

If there are any questions, please contact me at (703)324-1770.

CSH/

UFMDID #: 197882

cc: DPZ File

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



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.