



County of Fairfax, Virginia

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

June 3, 2015

RECEIVED
Department of Planning & Zoning

JUN 17 2015

Zoning Evaluation Division

David J. Vogt
6415 15TH Street
Alexandria, VA 22307

Re: Special Exception Application SE 2014-MV-071

Dear Mr. Vogt:

At a regular meeting of the Board of Supervisors held on June 2, 2015, the Board approved Special Exception Application SE 2014-MV-071 in the name of Barry Maglaughlin/Catherine Powell. The subject property is located at 6415 15th Street, on approximately 8,750 square feet of land, zoned R-3, in the Mount Vernon District [Tax Map 93-2 ((8)) (10) 12]. The Board's action permits an addition to a single family dwelling pursuant to Sections 2-904 and 9-606 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat titled "Special Exception Plat Part of Lot 11, Lot 12 and Lot 13 Block 10 New Alexandria" prepared by Alterra Surveys, Inc., dated March 9, 2014, as revised through October 23, 2014, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. 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.
5. Prior to the approval of a building permit for the addition, a Hold Harmless agreement shall be executed with Fairfax County for any adverse effects resulting from the location of the site within a floodplain area.
6. Prior to approval of the final building inspection for the addition, all fencing shall be modified to provide a four to six-inch space between the ground and the bottom of the fence so as to not impede the surface flow of water. In addition, the fencing shall be relocated as necessary onto the subject property.
7. All mechanical, electrical, and utility equipment shall be located at or above the flood level.
8. Prior to approval of the framing inspection, as-built floor elevations shall be submitted on a FEMA Certificate to be filed with the Residential Inspections Division, DPWES, in accordance with minimum federal requirements and the Virginia Uniform Statewide Building Code in effect at the time the building permit is issued. In addition, at the time of the framing inspection, the applicant shall demonstrate to DPWES that the elevation of the lowest part of the lowest floor of the addition proposed on the property shall be at least 18 inches above the base flood elevation, in accordance with Par. 2 of Sect. 2-905 of the Zoning Ordinance, and the inspection record shall include a signed or initialed statement of concurrence by the inspector.
9. The crawl space shall not be converted to a finished basement or any living space.
10. Permeable/perforated doors and foundation vents to the crawl space shall be provided as shown in attached Sheet F1, titled "Maglaughlin Residence Proposed Addition Project" prepared by Case, dated March 3, 2015, in accordance with the Public Facilities Manual.
11. The proposed limits of the work area as shown on the Special Exception Plat shall be strictly adhered to. The limits of clearing and grading shall be clearly marked and fenced to protect the off-site trees outside those limits. No work activities, stock piles, construction materials or other construction related materials shall be allowed outside the limits of work area. Any encroachment into, and/or disturbance of, the Resource Protection Area (RPA) not shown on the approved Plat will be considered a violation of the Chesapeake Bay Preservation Ordinance (CBPO) and is subject to the penalties of the CBPO Article 9.
12. Erosion and sediment control measures shall be installed at all stages of construction, as determined by DPWES. If deemed necessary by DPWES,

June 3, 2015

controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.

13. Within twelve months of Special Exception approval, two Category I evergreen trees, such as American arborvitae (*Thuja occidentalis* 'Nigra') or Nellie Stevens' holly (*Ilex x Nellie Stevens*'), shall be planted along the southern property line and away from the overhead wires. The trees shall be eight feet tall at planting.
14. Within twelve months of Special Exception approval, the two existing holly trees that will be removed by the construction will be replaced with two 6 to 7-foot tall American holly trees or two other Category II evergreen or deciduous trees.
15. Any replanting or maintenance of landscaping shall be in accordance with the Chesapeake Bay Preservation Ordinance (Chapter 118 of the Fairfax County Code).
16. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., within the floodplain.
17. Prior to approval of the final building inspection for the addition, the Applicant shall install appropriate waterproofing techniques to the front door and the vents to the existing crawl space in order to protect the existing dwelling from flood damage. Such techniques may include but shall not be limited to weather stripping and window well covers. This condition shall not require replacement of the existing front door.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be themselves responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

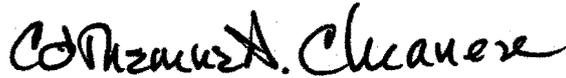
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is

SE 2014-MV-071

June 3, 2015

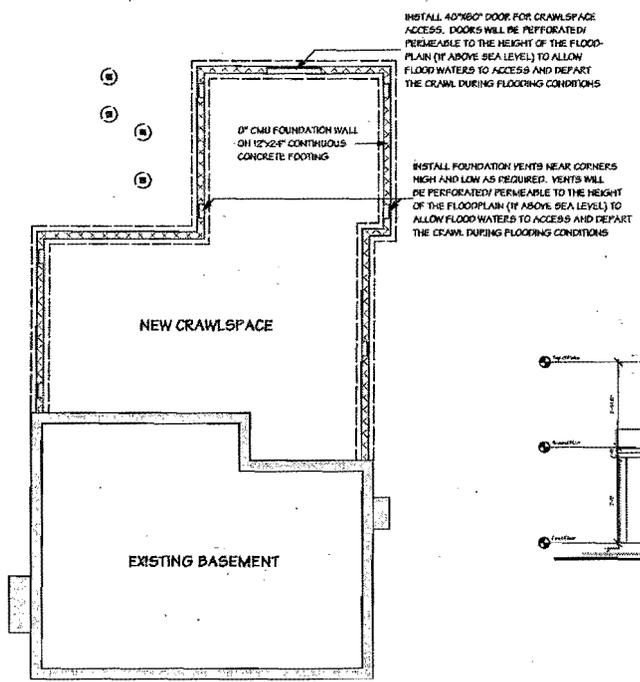
filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,

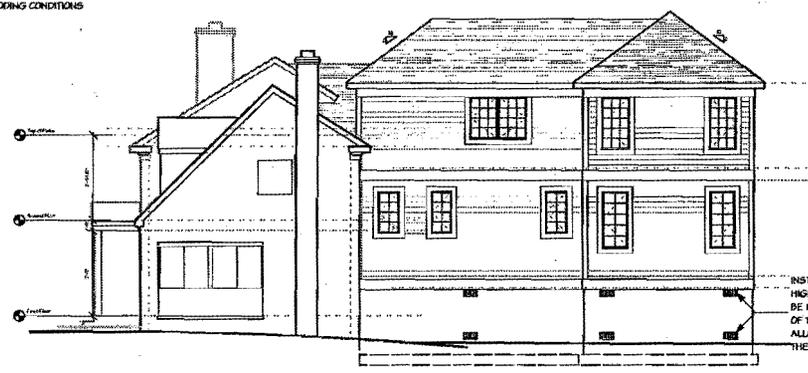


Catherine A. Chianese
Clerk to the Board of Supervisors

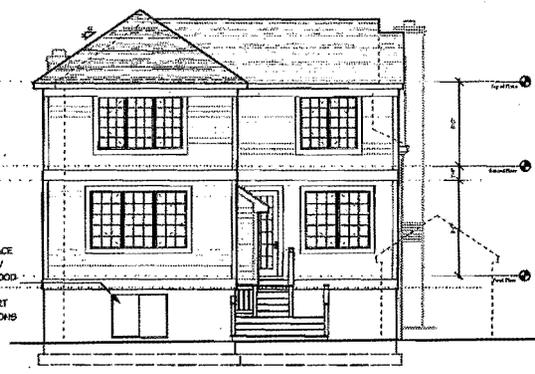
cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



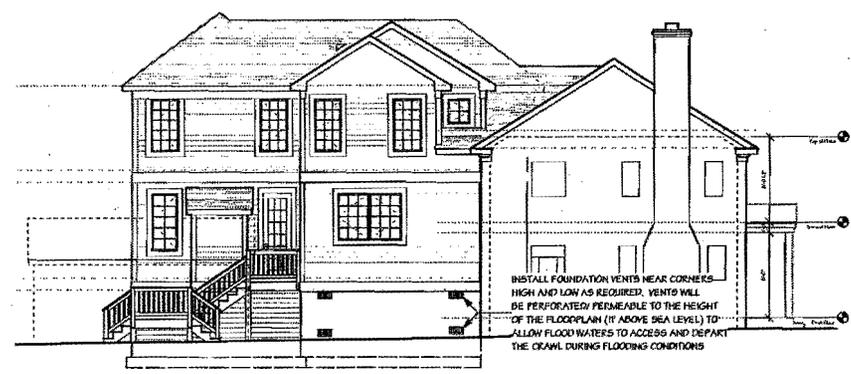
1 PROPOSED FOUNDATION PLAN
FI Scale: 1/8" = 1'-0"



2 PROPOSED RIGHT ELEVATION
FI Scale: 1/8" = 1'-0"



3 PROPOSED REAR ELEVATION
FI Scale: 1/8" = 1'-0"



4 PROPOSED LEFT ELEVATION
FI Scale: 1/8" = 1'-0"

CASE
BECAUSE IT'S YOUR HOME

Est./Arch: 701 Park Avenue
Field: 1400 S. 17th St. #100
Mobile: 757.584.1400
Fax: 757.584.1407

Barbuda
4755 Sycamore Road
P.O. Box 100
North Beach, VA 22063
(757) 584-1400
(757) 584-1407

Developments:	Management:
BY	JM
Proj. Number:	Design:
1628524	N

Maglaughlin Residence
Proposed Addition Project
6415 15th Street Alexandria, VA 22307

PLEASE PRINT NAME, TITLE AND FIRM NAME OF THE PERSONS WHOSE NAMES ARE SHOWN IN THIS COLUMN BY ANY OTHER FIRM

Drawn/Log
9/20/13 - Modified
7/31/14 - Scaled
9/26/14 - Contract

Date:	15
Scale:	1/8" = 1'-0"
Sheet:	F1



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-MV-071

(Staff will assign)

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 Department of Planning & Zoning

NOV 04 2014

APPLICATION FOR A SPECIAL EXCEPTION

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Barry Maglaughlin / Catherine Powell
	MAILING ADDRESS 6415 15th Street Alexandria VA 22307
	PHONE HOME () WORK ()
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 6415 15th Street Alexandria VA 22307
	TAX MAP NO. 0932 08 10 0012 SIZE (ACRES/SQ FT) 8,750 sq ft
	ZONING DISTRICT R-3 MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 2-903-8-A
	PROPOSED USE No Change - Single Family Dwelling - "fill in a floodplain"
AGENT/CONTACT INFORMATION	NAME Case Design/ Remodeling - David Vogt
	MAILING ADDRESS 701 Park Ave, Falls Church VA 22046
	PHONE HOME () WORK (240) 235-9745
	PHONE MOBILE (301) 219-7626
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>David Vogt</p> <p><u>TYPE/PRINT NAME OF APPLICANT/AGENT</u> <u>SIGNATURE OF APPLICANT/AGENT</u></p>	

DO NOT WRITE IN THIS SPACE

Deborah Leslie Leuberton

SE 2014-0326

Date Application accepted: November 13, 2014 Application Fee Paid: \$ 16,375⁰⁰

SE 2014-MV-071

Zoning Application Closeout Summary Report

Printed: 6/9/2015

General Information

APPLICANT: BARRY MAGLAUGHLIN / CATHERINE POWELL
DECISION DATE: 06/02/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: CARMEN BISHOP
DECISION SUMMARY:
 ON JUNE 2, 2015, ON A MOTION BY SUPERVISOR HYLAND, SE 2014-MV-071 WAS UNANIMOUSLY APPROVED SUBJECT TO CONDITIONS DATED APRIL 17, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				R-3	8,750.00 SQ FEE

Tax Map Numbers

093-2- /08/10/0012-

Approved Land Uses

Zoning District: R- 3

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u> <u>UNITS</u>	<u>LAND AREA</u>	<u>NO. OF</u> <u>ADU'S</u>	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
FLOODPLAIN						
TOTAL						

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 04-17-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - ENVIRONMENT	06-02-2016	0	DATE	0	01-01-0001
EROSION AND SEDIMENT CONTROL	01-01-0001	0	N/A	0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	0	01-01-0001
FLOODPLAIN HOLD HARMLESS	01-01-0001	0	BLDG PRMT APRV	0	01-01-0001
CONDITIONS / COVENANTS RECORDED	01-01-0001	0	BLDG PRMT APRV	0	01-01-0001
FLOODPLAIN - OTHER	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLAT:	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
FLOODPLAIN / AS-BUILT IN ACCORDANCE WITH VUSBC	01-01-0001	0	BLDG PRMT APRV	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	BLDG PRMT APRV	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001