



# County of Fairfax, Virginia

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June 17, 2015

## STAFF REPORT

### SPECIAL PERMIT SP 2015-MV-033

#### MOUNT VERNON DISTRICT

**APPLICANT:** Jas Boothe

**OWNER:** Final Salute, Inc.

**STREET ADDRESS:** 5836 Biscayne Dr., Alexandria, 22303

**TAX MAP REFERENCE:** 83-1 ((9)) 107A

**LOT SIZE:** 8,758 square feet

**F.A.R.:** 0.38

**ZONING DISTRICT:** R-8

**PLAN MAP:** Residential, 8-12 du/ac

**ZONING ORDINANCE PROVISION:** 8-301, 8-922

**SPECIAL PERMIT PROPOSAL:** Group Housekeeping Unit and a reduction of certain yard requirements to permit construction of accessory structure 5.3 feet from a side lot line.

#### STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MV-033 subject to 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 applicant/owner 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 (BZA). A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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*Casey V. Gresham*

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.

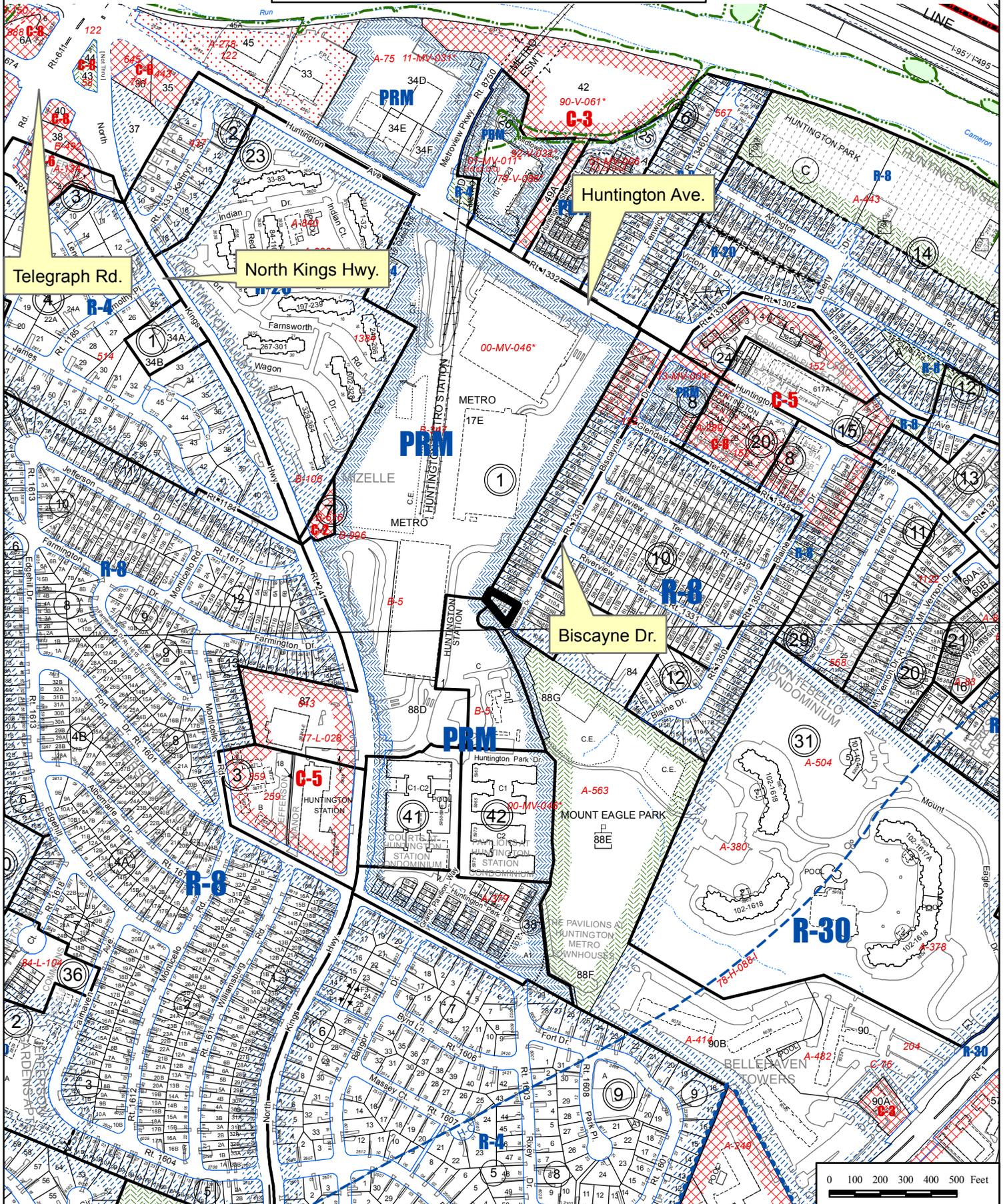
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035.

**Board of Zoning Appeals' meetings are held in the Board Room, Ground Level,  
Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia  
22035-5505**

# Special Permit

SP 2015-MV-033

JAS BOOTHE



**NOTES:**

1. TAX MAP: 83-1-09-0107A
2. ZONE: R-8 (RESIDENTIAL 8 DU/AC)
3. LOT AREA: 8,758 SF (0.2011 ACRE)

4. REQUIRED YARDS:
- FRONT: 20.0 FEET
  - SIDE: 08.0 FEET
  - REAR: 25.0 FEET

5. HEIGHTS:
- EX. DWELLING: 32.3 FEET
  - EX. WALLS: AS NOTED
  - PROPOSED TRELLIS: 8.0' FROM 2ND FLOOR LEVEL
  - PROPOSED GAZEBO: 10.0' FROM 2ND FLOOR LEVEL - MIDLINE OF ROOF
  - UPPER DECK: 12.0' FROM 2ND FLOOR LEVEL - RIDGELINE OF ROOF
  - LOWER DECK: 08.7 FEET
  - FENCES: 00.5 FEET
  - AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.

8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.

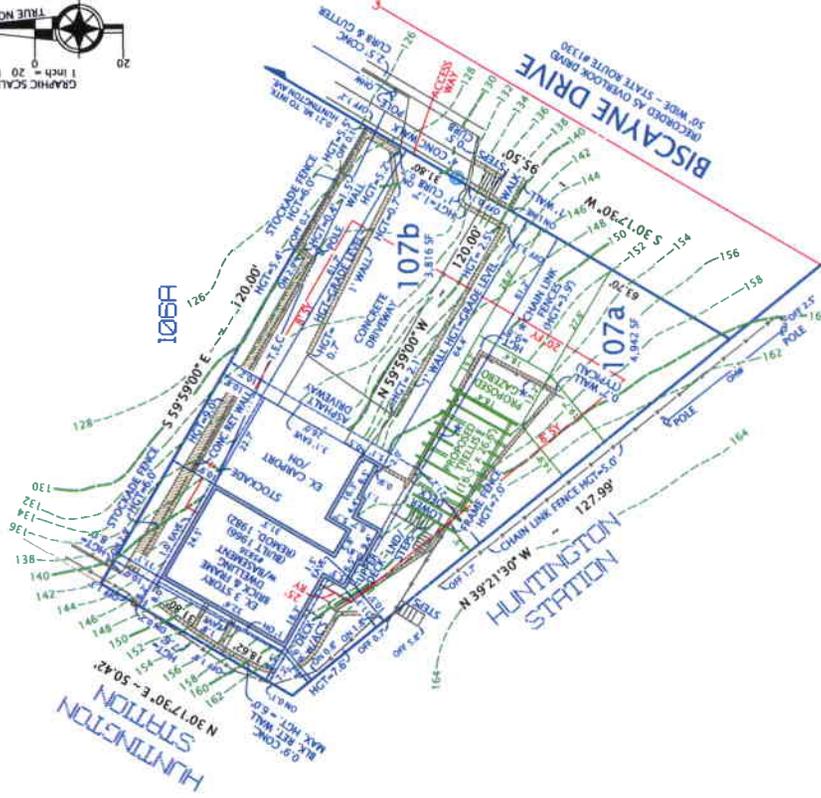
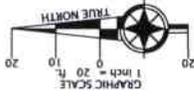
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.

10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.

11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

12. AREAS:
- EX. BASEMENT: 794 SF
  - EX. FIRST FLOOR: 978 SF
  - EX. SECOND FLOOR: 1,592 SF
  - EX. GROSS FLOOR AREA: 3,364 SF

EX. FLOOR AREA RATIO: EX. GFA (3,364) / LOT AREA (8,758) = 0.38



**PLAT**

SHOWING THE IMPROVEMENTS ON LOT 107A AND 107B, SECTION 5

**HUNTINGTON**

(DEED BOOK 759, PAGE 248)

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

SCALE: 1" = 20'

SEPTEMBER 02, 2014

**NOT TO SCALE**

RECEIVED  
Department of Planning & Zoning

SEP 16 2014

Zoning Evaluation Division



I HEREBY CERTIFY THAT THE CONTENTS OF ALL THE EXISTING ENCUMBRANCES HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCUMBRANCES AS OF THE DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

Case Name: FINAL SALUTE, INC. 97-14

ORDERED BY:  
FINAL SALUTE, INC.  
ARMISE ARCHITECTURE, LLC

**DOMINION** SURVEYORS, INC.  
8808 H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
FAX: 703-799-6412

**DESCRIPTION OF THE APPLICATION**

The applicant, Jas Boothe, Founder and President of Final Salute, Inc., seeks a special permit to allow a group housekeeping unit in an existing detached residential structure. The group housekeeping unit, which will be known as “Karen’s Home”, would serve as a transitional residence for female military veterans and provide housing for dishonorably charged homeless women and their children. According to the applicant, all residents would be required to pass a criminal background check and must have no history of violence or substance/alcohol abuse. During the maximum stay of two years at the facility, residents would be provided with a number of services, including counseling, child care assistance, employment and educational support, Veteran Affairs benefit assistance, case management, food, clothing, life coaching, and other support services to ease the transition from military to civilian life.

The facility would have a maximum occupancy of ten residents, including one full-time staff member. Proposed interior renovations would result in a total of seven bedrooms and seven bathrooms. No more than one adult would be permitted per bedroom; therefore, the maximum number of occupants in the facility would be one resident manager, six women veterans, and three children, or ten people at one time. The facility would operate 24 hours a day, seven days a week, with residents leaving the facility during the day for work, school, and other related support services.

The applicant also seeks a special permit for a reduction of certain yard requirements to permit the construction of an accessory structure 5.3 feet from a side lot line to construct an outdoor trellis.

| Structure          | Yard | Minimum Yard Required | Proposed Location | Proposed Reduction | Percentage of Reduction Requested |
|--------------------|------|-----------------------|-------------------|--------------------|-----------------------------------|
| Trellis and Gazebo | Rear | 8.0 feet              | 5.3 feet          | 2.7 feet           | 33.8%                             |

A copy of the special permit plat titled “Plat Showing the Improvements on Lot 107A and 107B, Section 5, Huntington” prepared by George M. O’Quinn, L.S., dated September 2, 2014, is included at the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

**CHARACTER OF THE SITE AND SURROUNDING AREA**

The 8,758 square foot subject property is located at 5836 Biscayne Drive just south of the Huntington Metro Station in the Mount Vernon District.

The property is developed with a 3-story single family detached home, which was constructed in 1966. The gross floor area of the home is 3,364 square feet, with a floor area ratio of 0.38. A concrete driveway able to accommodate up to six vehicles provides vehicular access to Biscayne Drive. Existing frame and stockade fences ranging from 6 to 7 feet in height enclose the rear yard, which contains decks and retaining walls.



Figure 1: House location

The subject property abuts two-family, semi-attached residential dwellings to the north and east. The properties immediately west and south are owned by the WMATA and developed as Huntington Metro Station. The surrounding land uses are listed in the following table:

| SURROUNDING AREA DESCRIPTION |                          |        |                              |
|------------------------------|--------------------------|--------|------------------------------|
| Direction                    | Use                      | Zoning | Plan                         |
| North                        | Two Family Residential   | R-8    | Residential @ 8-10 units/ac. |
| South                        | Two Family Residential   | R-8    | Residential @ 8-10 units/ac. |
| East                         | Two Family Residential   | R-8    | Residential @ 8-10 units/ac. |
| West                         | Huntington Metro Station | PRM    | Metro Station                |

## **BACKGROUND**

On September 8, 1964, the Board of Zoning Appeals approved a variance to allow the existing garage and dwelling to be constructed 8.8 feet from a rear lot line. While there are no official plats or development conditions on record for this approval, a copy of the BZA minutes from this hearing is included as Appendix 4.

On July 7, 2014, the Zoning Administration Division determined this use to be a group housekeeping use. This determination letter is included as Appendix 5.

## **Comprehensive Plan Provisions**

**Plan Area:** Area IV, Mount Vernon Planning District  
**Planning Sector:** Huntington Community Planning Sector (MV1)  
**Plan Map:** Residential, 8-10 du/ac

### **Plan Text:**

The Comprehensive Plan identifies the subject parcel as a part of Land Unit B within the Huntington Conservation Area. The Plan recommends the preservation of stable residential neighborhoods and the provision of better linkages to the Metro Station in this area. Specifically, the Plan mentions pedestrian facilities from the terminal points of Biscayne Drive be provided to facilitate pedestrian movement between the Huntington Community and the Metro Station.

## **SP PLAT ANALYSIS**

### **Description of SP Plat:**

#### ***Proposed Layout***

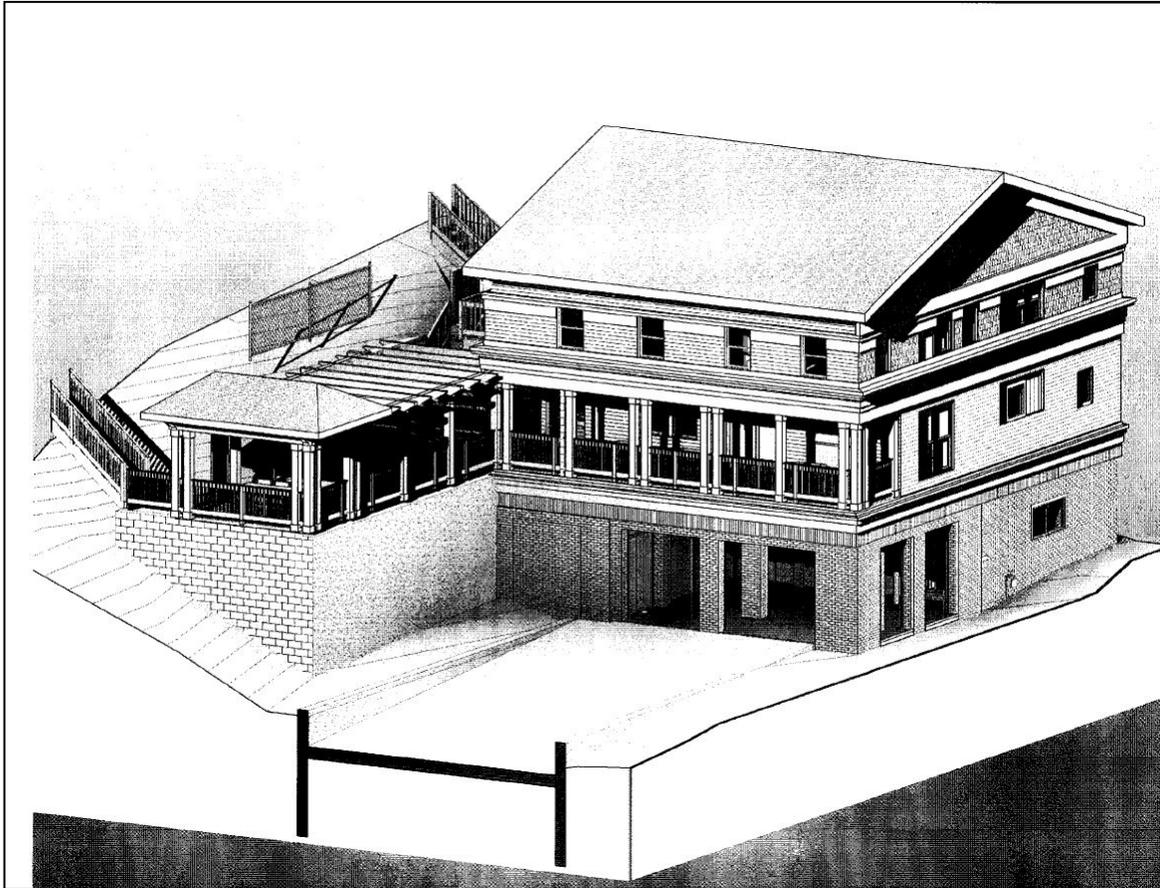
The applicant's Special Permit Plat shows the existing single family detached dwelling oriented towards Biscayne Drive. A large driveway able to accommodate approximately six vehicles provides access from the two-car garage to Biscayne Drive. The proposed gazebo and trellis addition is located on the southern side of the dwelling, and it would provide a large outdoor area for the residents. This decked area would also provide a direct connection from the dwelling to the pedestrian walkways, which connect to the Huntington Metro Station. No additional floor area is proposed; all modifications would be interior to the home.

#### ***Vehicle Access and Parking***

The property can accommodate eight cars, with ample space for six vehicles in the driveway and two vehicles in the garage. Permit-restricted street parking is also available on Biscayne Drive.

### ***Architecture***

Front elevations detailing the exterior renovations and proposed gazebo and trellis are displayed as Figure 2. These elevations show an updated façade to include new brick work and updated siding features. The appearance continues to maintain a residential appearance, consistent with the surrounding neighborhood.



**Figure 2. Proposed Elevation**

### ***Stormwater Management***

As the proposed building addition is disturbing less than 2,500 square feet of area and there is no RPA or floodplain on the property, the application is exempt from the stormwater management provisions of the PFM.

**STAFF ANALYSIS**

**Land Use Analysis**

*Comprehensive Plan Conformance*

While the Comprehensive Plan does not include site-specific recommendations for the application property, development in this area should be consistent with the goals of maintaining the residential character of the neighborhood. Staff feels that the proposed use is compatible with the surrounding residential uses, and the proposed intensity is suitable for this lot. In addition, the location is in close proximity to the Huntington Metro Station, which will diminish any increased traffic that could conflict with the residential character of the area. Group Housekeeping Units are a permitted special permit use within the R-8 zoning district. The structure will continue to resemble a single-family home and will operate in a consistent manner with its surrounding uses.

**Transportation Analysis**

FCDOT and VDOT have reviewed this application, and no issues or concerns were noted.

**Urban Forest Management**

The Urban Forest Management Branch of DPWES reviewed the application, and no comments or concerns were noted.

**ZONING ORDINANCE PROVISIONS**

The chart below compares the required bulk standards of the R-8 zoning district with the proposed development:

| <b>Bulk Standards (R-8)</b> |                   |                       |
|-----------------------------|-------------------|-----------------------|
| <b>Standard</b>             | <b>Required</b>   | <b>Provided</b>       |
| Lot Size                    | 5,000 sf.         | 8,758 sf.             |
| Lot Width                   | Interior: 50 feet | 95.5 feet             |
| Building Height             | 35 feet max.      | 32.3 feet             |
| Front Yard <sup>1</sup>     | Min. 20 feet      | 61.2 feet             |
| Side Yard                   | Min. 8 feet       | 5.3 feet <sup>2</sup> |
| Rear Yard                   | Min. 25 feet      | 8.8 feet <sup>3</sup> |
| FAR                         | No requirement    | 0.38                  |
| Parking Spaces              | No requirement    | 8                     |

1. ABP = 30 degree Angle of Bulk Plane
2. Proposed with this application as a reduction in required yards to permit construction of the trellis and gazebo.
3. As approved by the BZA in its October 1966 approval of a variance to permit garage and dwelling to be constructed in this location.

As shown in the chart above, the proposal conforms to the minimum bulk regulations for the R-8 District, except as noted.

## **Special Permit Requirements (Appendix 6)**

### General Special Permit Standards (Sect. 8-006)

**General Standard 1** states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* As discussed in the land use analysis section, the facility resembles and functions like a single-family home. Accordingly, the proposed use is in harmony with the recommendations of the Comprehensive Plan for the Huntington sector.

**General Standard 2** states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.* A group housekeeping unit is permitted in an R-8 zone through special permit approval. Through residential architectural design and with the adoption of the proposed development conditions, it is staff's opinion that the proposal is consistent with the purpose and intent of the R-8 District.

**General Standard 3** requires that 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.* The property is surrounded by two family houses to the north and east that are generally similar to the subject property with respect to size and scale. The Huntington Metro Station is located to the south and west. As previously discussed, the facility would continue to resemble and operate like a single family detached dwelling. The proposed exterior modifications would not alter the scale or style of the existing home. In addition, the property contains dense vegetation that provides screening from surrounding properties. Staff believes that the proposal meets this standard.

**General Standard 4** states that *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. Access to the site will continue to be from the existing residential driveway from Biscayne Drive. As noted in the applicant's statement of justification, the use will generate very little traffic, as residents are frequently without cars. However, the site provides up to eight parking spaces, which is greater than the maximum number of adults that will be present at the residence at one time. If necessary, additional permit parking is available on Biscayne Drive, and the proximity of the Huntington Metro Station provides a viable transportation alternative. In staff's opinion, any possible traffic generated by this use will not create a hazard or conflict with existing traffic in the neighborhood.*

**General Standard 5** states that *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.* There are no required landscaping standards for residential uses in the R-8 District. Staff finds the existing vegetation to be sufficient for this use.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The site is within the R-8 Zoning District, which has no formal open space requirement.

**General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11.* The proposal exceeds the residential standards for parking spaces, which is two off-street spaces per single family detached dwelling. The project is exempt from stormwater regulations. All other utilities appear adequate to serve the project.

**General Standard 8** requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* No signage is proposed with this application.

#### Standards for all Category 3 uses (Sect. 8-304)

**Standard 1** for Category 3 Uses states that *all uses shall comply with the lot size and bulk regulations of the zoning district in which it is located.* As previously discussed and outlined, the application meets bulk regulations for the lot size, width, building height, and front yard requirements. The side yard setback has been modified as a part of this special permit application with proposed trellis and gazebo addition. The rear yard setback was modified with an approved variance in 1966.

**Standard 2** for Category 3 uses states that *all uses shall comply with the performance standards specified for the zoning district in which located.*

No formal performance standards for the proposed use are applicable in the R-8 District.

**Standard 5** for Category 3 Uses states that *before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.* A development condition is proposed to this effect.

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

|  |   |
|--|---|
| <p><b>Standard 1</b><br/>Yard Requirements Subject to Special Permit</p>                               | <p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed addition would be located 5.3 feet from the side lot line. The required side yard in an R-8 district is 8 feet, resulting in a reduction of 2.7 feet or 33.8%.</p> <p>B. <i>Pipestem lots-</i> N/A</p> <p>C. <i>Accessory structure locations –</i> N/A</p> <p>D. <i>Extensions into minimum required yards allowed by Sect. 2-412:</i> N/A</p> |
| <p><b>Standard 2</b><br/>Not a Detached Structure in a Front Yard</p>                                  | <p>The application does not propose a detached accessory structure.</p>   |
| <p><b>Standard 3</b><br/>Principal Structure that Complied with Yard Requirements When Established</p> | <p>When the existing structure was built in 1966, it was built with BZA approval for a variance modifying rear yard setback requirements. It conformed with all other applicable requirements at the time.</p>  |
| <p><b>Standard 4</b><br/>Addition No More than 150% of Existing Gross Floor Area (GFA)</p>             | <p>The trellis and gazebo addition will not add any gross floor area to the existing 3,364 square feet of GFA.</p>  |
| <p><b>Standard 5</b><br/>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>         | <p>The proposed construction is subordinate to the primary use as it will be an outdoor addition to the primary residential dwelling. The height of the existing dwelling is 32.3 feet. The highest point of the proposed addition would be 12.0 feet.</p>  |
| <p><b>Standard 6</b><br/>Construction in Character with On-Site Development</p>                        | <p>The proposed structure will be built southwest of the existing dwelling. The elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling.</p>   |

|  |  |
|--|--|
| <p><b>Standard 7</b><br/>Construction<br/>Harmonious with<br/>Off-Site<br/>Development</p>               | <p>The proposed trellis would not affect neighboring properties in terms of location, height and bulk.</p>   |
| <p><b>Standard 8</b><br/>Construction<br/>Shall Not<br/>Adversely Impact<br/>Adjacent<br/>Properties</p> | <p>Staff believes that the proposed structure will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes the addition will not significantly increase runoff or erosion.</p>                                  |
| <p><b>Standard 9</b><br/>Represents the<br/>Minimum Amount<br/>of Reduction<br/>Necessary</p>            | <p>Staff believes the special permit application proposal is modest in nature and is the minimum amount of reduction necessary due to the topography and constrained nature of the site.</p> <p>Other issues of lot shape, yard determination, environmental characteristics, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p> |
| <p><b>Standard 10</b><br/>BZA May Impose<br/>Conditions</p>  | <p>Proposed development conditions are included in Appendix 1.</p>   |
| <p><b>Standard 11</b><br/>Submission<br/>Requirements</p>  | <p>A copy of the plat is included in the beginning of this report.</p>   |
| <p><b>Standard 12</b><br/>Architectural<br/>Elevations</p>   | <p>Proposed elevations are included an attachment to the proposed development conditions in Appendix 1.</p>  |

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

The applicant seeks approval of a special permit to allow a group housekeeping unit in an R-8 District on Biscayne Drive. The facility would serve homeless women veterans and their children as a transitional residence, providing a multitude of services including counseling, child care assistance, employment and educational support, Veteran Affairs benefit assistance, and life coaching. These women would be required to pass a criminal background check and have a maximum amount of two years to live in the home. The home would operate 24 hours a day, seven days a week, with one full-time manager. The proposal also includes a trellis and gazebo addition that would require a reduction in yard requirements. This facility would be consistent with the residential character of the neighborhood with residents coming and going during the day for work,

school, or other support services. The garage and driveway provide ample parking for all residents and visitors at this site.

Therefore, it is staff's opinion that with the adoption of the proposed development conditions, the application to permit a group housekeeping unit is in harmony with the Comprehensive Plan and Zoning Ordinance.

### **Staff Recommendations**

Staff recommends approval of SP 2015-MV-033, subject to 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 SP 2015-MV-033
2. Statement of Justification and Select File Photographs
3. Approved Affidavit
4. Previous Variance Approvals of 1964
5. Zoning Administration Division Use Determination
6. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2015-MV-033****June 17, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MV-033 located at Tax Map 83-1 ((9)) 107A to permit a Group Housekeeping Unit and a reduction of certain yard requirements to permit construction of an accessory structure 5.3 feet from a side lot line, pursuant to sections 8-301 and 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. This approval is granted to the applicant, Jas Boothe, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 5836 Biscayne Dr., and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled, "Plat Showing the Improvements on Lot 107A and 107B, Section 5, Huntington" prepared by George M. O'Quinn, L.S., dated September 2, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum daily resident population shall be limited to nine (9) persons inclusive of minor children and the total number of resident staff persons or employees shall be limited to one (1) at any one time for a maximum of ten (10) occupants at one time.
5. The six driveway and two garage parking spaces shall be kept available for vehicles at all times.
6. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.
7. A telephone number and/or contact information for the management of the facility shall be posted near the front door of the dwelling that may be called to submit complaints, suggestions or concerns 24 hours per day.
8. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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.

Architect  
**ARIMSE ARCHITECTS**  
ARIMSEARCHITECTURE.COM  
703-662-1115

Project Name:  
**KARENS HOME  
RENOVATIONS**

5836 Byscaline Dr, Alexandria, VA 22303

Client:  
**Final Salute Inc**



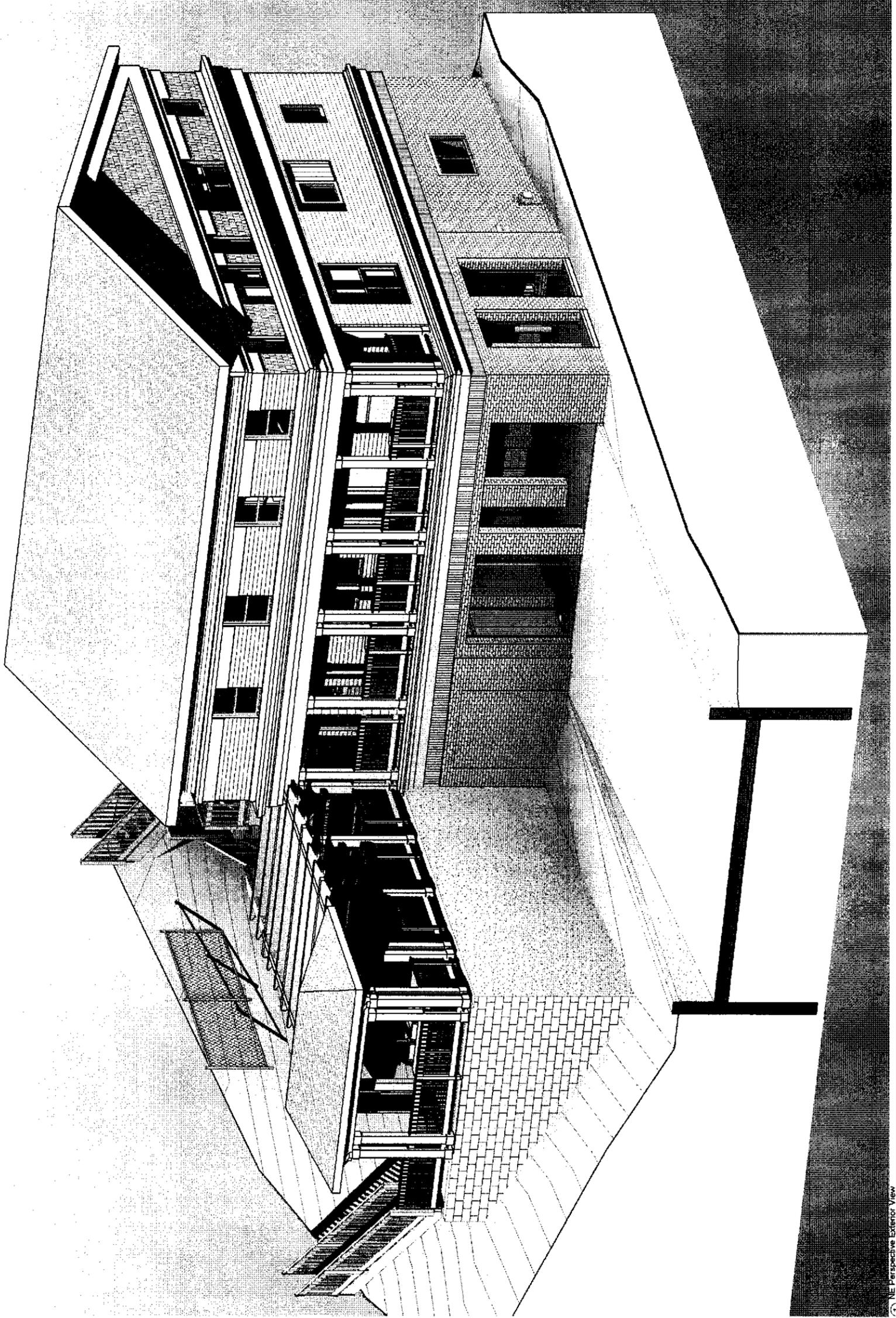
| REV. NO. | REVISION DATE | REVISION DESCRIPTION |
|----------|---------------|----------------------|
|          |               |                      |

Drawing Title:  
**PROPOSED EXTERIOR  
VIEW**

|        |                          |
|--------|--------------------------|
| North: | Project No. 2014-02      |
| Stamp: | Author                   |
|        | Checker                  |
|        | Scale 1/32" = 1'-0"      |
|        | Date 8/7/2014 4:22:55 AM |

Drawing No.:  
**AWW301**

COPYRIGHT Ricco-Hend, AIA 2007



1 NE Perspective Exterior View

# ARIMSE ARCHITECTS, LLC



## RESPONSE TO PROPOSED TRELLIS SETBACK

**KAREN'S HOME - RESPONSE TO SPECIAL PERMIT APPLICATION -  
JAS BOOTHE - SP2014-0437 - Response to Proposed Trellis Yard  
Setback - Fairfax County Zoning Ordinance**

Prepared for FINAL SALUTE • October 21, 2014

To: **Deborah Lesko Pemberton**  
Senior Applications Acceptance Planner  
Special Projects/ Applications Management Branch, ZED, DPZ

Re: **Special Permit Application - Jas Boothe - SP 2014-0437**  
**Karens HOME - Response to Proposed Trellis Yard Setback -**  
**Fairfax County Zoning Ordinance**  
**5836 Byscaine Dr, Fairfax, VA 22303**

RECEIVED  
Department of Planning & Zoning

NOV 05 2014

Zoning Evaluation Division

Dear Deborah:

In response to your letter of October 03, 2014 regarding your review of our initial Special Permit submission and the items that need re-submission please find below the response/comments to the Fairfax County Zoning Ordinance regarding Special Permit Yard Requirements and our proposed Trellis (Accessory Structures):

- Point 4 - There is no additional enclosed gross floor area created. The trellis has no roof
- Point 5 - The proposed accessory structure is clearly subordinate in purpose, scale use and intent to the principal structure on the site
- Point 6 - We understand that the BZA will determine that the proposed development will be in character with the existing on site development in terms of location, height, bulk and scale
- Point 7 - We understand that the BZA will determine that the proposed development is harmonious with the surrounding off site uses and structures in terms of location, height, bulk and scale, topography, existing vegetation and the preservation of significant trees
- Point 8 - We understand that 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 as

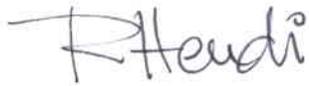
noise, light, air, safety, erosion, and stormwater runoff.

- Point 9 - We understand that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.
- Point 10 - We understand that the BZA may impose such conditions as it deems necessary to satisfy these criteria.

We hope these responses are to your satisfaction. Please let us know if you need anything else to move this application forward.

**Thanks!!, Sincerely**

**Ricardo Hendi, Architect**

A handwritten signature in black ink that reads "R Hendi". The signature is written in a cursive, slightly stylized font.

# ARIMSE ARCHITECTS, LLC



## COVER LETTER

**KAREN'S HOME - RESPONSE TO SPECIAL PERMIT APPLICATION -  
JAS BOOTHE - SP2014-0437**

Prepared for FINAL SALUTE • October 21, 2014

**To: Deborah Lesko Pemberton**  
**Senior Applications Acceptance Planner**  
**Special Projects/ Applications Management Branch, ZED, DPZ**

**Re: Special Permit Application - Jas Boothe - SP 2014-0437**  
**Karens HOME**  
**5836 Byscaine Dr, Fairfax, VA 22303**

**Dear Deborah:**

In response to your letter of October 03, 2014 regarding your review of our initial **Special Permit** submission and the items that need re-submission please find attached the following documents:

1. Corrected and revised "Application for Special Permit" form
2. Printed color photographs
3. CD with electronic version of the color photos
4. Owner's Letter/Statement confirming ownership of property
5. Signed "Scheduling Authorization" form
6. Letter addressing the Fairfax County Zoning Ordinance "Proposed Trellis Yard Setback - Fairfax County Zoning Ordinance"

We hope these documents are to your satisfaction. Please let us know if you need anything else to move this application forward.

**Thanks!!, Sincerely**

**Ricardo Hendi, Architect**

RECEIVED  
Department of Planning & Zoning

NOV 05 2014

Zoning Evaluation Division

SEP 16 2014

Zoning Evaluation Division

**Special Permit Statement of Justification for Proposed Military Veteran Women  
Transitional Residence**

Submitted by Final Salute, Inc, owners of  
5836 Biscayne Drive, Alexandria, VA 22206  
Huntington, Sect. 5, Lots 107A and 107B  
Tax Map 83-1 ((9)) 107A  
Zoning District: R-8

Dear Zoning Administration Division,

Final Salute is a non-profit organization that provides housing for homeless women veterans and their children. The target population for our facility includes honorably discharged homeless women veterans that do not have a history of violence or substance or alcohol abuse. The women may be with or without children. Each resident is required to pass a criminal background check and allowed to reside in the home for up to two years. During their residence in the home, they are provided with counseling, child care assistance, employment and education support, Veteran Affairs benefit assistance, case management, food, clothing, life coaching, and other supportive services to aid in bridging the transition from military to civilian life. The home is operated much like a single-family dwelling, with residents coming and going freely as they attend work and school, so hours of operation are similar to that of other homes in the vicinity. We serve the metropolitan DC area, providing a unique service not found elsewhere for women veterans; specifically, we are the only long-term transitional housing program serving homeless women veterans and their children in Fairfax County.

The subject property (5836 Biscayne Drive) is an existing three-story, single family detached dwelling with seven bedrooms and five bathrooms, zoned R-8. The proposed facility would maintain the same square footage and would have interior renovations resulting in another bedroom (resident manager suite), two additional bathrooms and a new playroom (converted bedroom). In total, after renovations, this facility would have seven bedrooms (including resident manager suite), seven bathrooms, and a maximum of ten occupants, with no more than one adult per bedroom. For example, six women veterans, three children, and one resident manager could occupy the facility.

As the Transitional Home operates much as a single family home does, with residents leaving the home to attend work or school, 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. Our location, directly abutting Huntington Metro proper, also aids in negating any traffic conflict; residents utilize the existing permanent structures to access the Metro, as do many of the other residents in the neighborhood. There is no anticipated parking conflict; Final Salute residents are frequently without cars, which makes our proximity to the Metro convenient for their use, as well as lowering any need for vehicle parking. The existing driveway capacity, which will remain the same, can

easily hold six full-size vehicles.

Proposed external improvements include updating the aesthetics of the building to improve appearance and durability by upgrading exterior finishes from the existing concrete and plywood finish to a brick and shingle facade, expanding the access to the existing side yard by adding a pergola and small gazebo-like structure, and generally improving on the property to enhance usability.

The proposed use of this property as a long-term Transitional Home remains harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the existing 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. It is our intent to improve the existing property in order to increase its overall value and functionality. None of the proposed changes will provide negative impact, as they are all beautification and safety measures.

All proposed renovations conform to the existing provisions of all applicable Fairfax County ordinances and regulations as understood by Final Salute. There will be no hazardous or toxic substances generated, utilized or stored on the premises.

We are requesting approval of a Group 3 special permit by the Board of Zoning Appeals. Our proposed facility is deemed a group housekeeping unit under the Zoning Ordinance, and any group housekeeping unit, which may consist of not more than ten persons, may occupy a dwelling unit in the R-8 district with approval from the Board of Zoning Appeals.

Thank you for your consideration of our request. Should you have any additional questions, please feel free to contact me directly at 703.224.8845 or at [leadership@finalsaluteinc.org](mailto:leadership@finalsaluteinc.org).

Very Respectfully,



Jaspen Boothe  
Founder/President, Final Salute Inc  
CPT, US Army



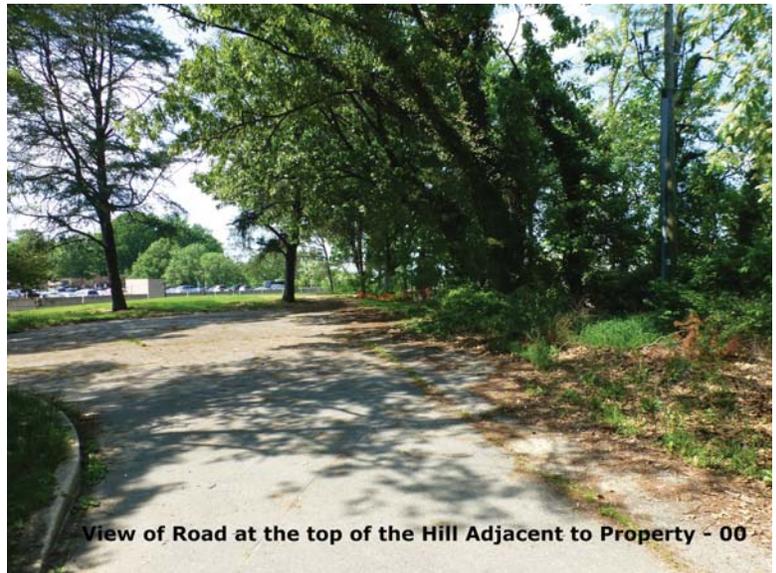
**View of stair going up at end of Byscaine Drive - 02**



**View of stair going up at end of Byscaine Drive - 01**



**View of stair going up at end of Byscaine Drive - 00**



**View of Road at the top of the Hill Adjacent to Property - 00**



View of North East Elevation 10



View of North East Elevation 01



View of East Corner 01



View of Adjacent Property North East Elevation 01



View of Adjacent Property from driveway - 06



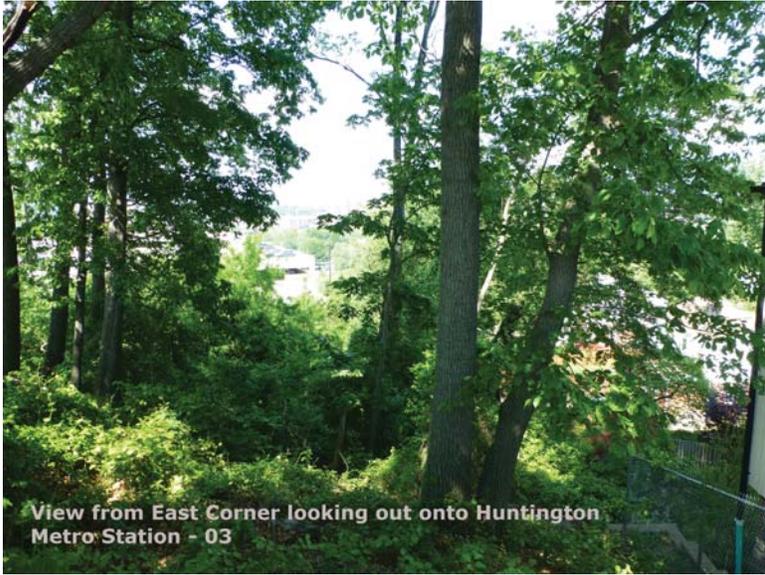
View of Adjacent Property from driveway - 03



View of Adjacent Property from driveway - 00



View looking South from Second Floor Balcony - 03



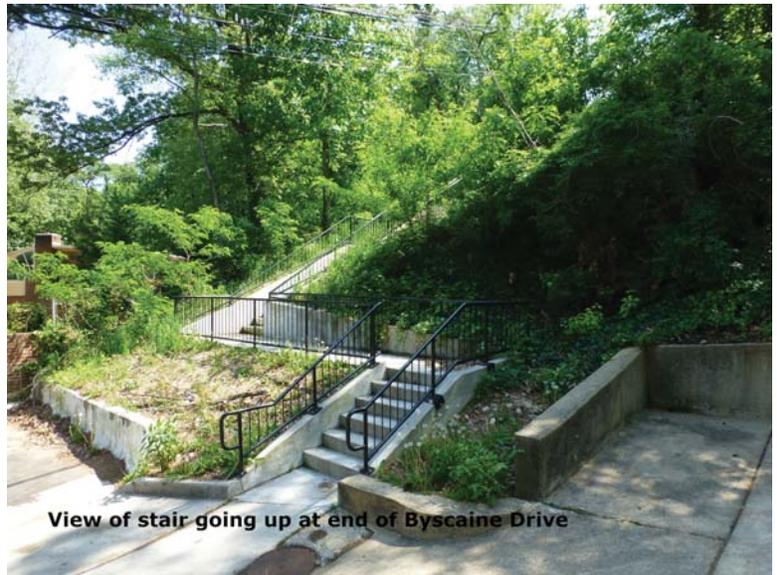
View from East Corner looking out onto Huntington Metro Station - 03



View from East Corner looking out onto Huntington Metro Station - 00



View down to drive way from stairs going up at the end of Byscaine Drive



View of stair going up at end of Byscaine Drive

Application No.(s): SP 2015 - MV - 033  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

128617

DATE: 3-31-15  
 (enter date affidavit is notarized)

I, Jaspen W. Boothe a/k/a Jas Boothe, 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.)

| <b>NAME</b><br>(enter first name, middle initial, and last name) | <b>ADDRESS</b><br>(enter number, street, city, state, and zip code)         | <b>RELATIONSHIP(S)</b><br>(enter applicable relationships listed in <b>BOLD</b> above) |
|--|---|--|
| Final Salute, Incorporated                                       | P.O. Box 156 Haymarket, VA 20168<br>5836 Biscayne Dr., Alexandria, VA 22303 | Applicant/Title Owner, Tax Map No. 83-1-((09))-0107A                                   |
| Agents: Jaspen W. Boothe a/k/a Jas Boothe, President/Founder     | 15161 Silica St., Haymarket, VA 20169                                       | Agent for Applicant/Title Owner  |
| Arimse Architects, LLC<br>Agent: Ricardo A. Hendi                | 116 East Rosemont Ave., Alexandria, VA 22301                                | Agent of 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 2015 - MV - 033  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3-31-15  
(enter date affidavit is notarized)

128617

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)  
Final Salute, Incorporated  
P.O. Box 156 Haymarket, VA 20168  
5836 Biscayne Ave., Alexandria, VA 22303

**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)

Final Salute, Inc. is a 501(c)3 designated non-profit corporatoin with no shareholders

(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 stoek. *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 2015-MV-033  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

**Special Permit/Variance Attachment to Par. 1(b)**

DATE: 3-31-15  
(enter date affidavit is notarized)

128617

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

Arimse Architects, LLC  
116 East Rosemont Ave.  
Alexandria, VA 22301

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Ricardo A. Hendi

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

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

Application No.(s): SP 2015-MV-033  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

128617

DATE: 3-31-15  
(enter date affidavit is notarized)

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

**PARTNERSHIP INFORMATION**

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

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

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

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

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

Application No.(s): SP 2015-MV-033  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3-31-15  
(enter date affidavit is notarized)

128617

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 2015-MV-033  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 3-31-15  
(enter date affidavit is notarized)

128617

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

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

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

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

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

WITNESS the following signature:  
(check one) [ ] Applicant [x] Applicant's Authorized Agent  
Jaspen W. Boothe  
Jaspen W. Boothe, Founder/President, Final Salute, Inc.  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 31st day of March 2015, in the State/Comm. of Virginia, County/City of Haysmarket.

[Signature]  
Notary Public

My commission expires: 06/30/2018

**SHADIA SHAIKH**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JUNE 30, 2018  
COMMISSION # 7325200

## Community Builders - Continued

In the application of Community Builders, to permit carport to remain 11.3 ft. from side property line, Lot 100, Section 2, Sleepy Hollow Run (4116 Breezewood Lane), Mason District, Mr. Smith moved to approve an 11.5 ft. setback from the property line as applied for. This is approved in accordance with the new plats submitted. This is only a five inch variance. It comes under Section 30-36, paragraph 4. Seconded, Mr. Yeatman. Carried unanimously.

//

TAMARACK STABLES, to permit operation of riding school and boarding stable for horses, property on southerly side of Telegraph Road at Pohick Creek, Mount Vernon District (RE-2) *deferred from 10/27*

Mr. Barnes had inspected this operation and reported that it was first class - one of the best setups he had seen in the County. The applicant has 23.4 acres.

Mr. Everest moved to approve the application of Tamarack Stables as stated above; seconded, Mr. Yeatman. Carried unanimously.

//

ROBERT TRAVERS, TRUSTEE, to permit erection of an apartment building closer to property lines than allowed by the Ordinance, Lot 513, Evergreen Farms Lee District (C-G) *deferred from 9/8 - 10/20*

Mr. Fagelson, representing the applicant, presented new plats with a revised plan of development asking a 5 ft. variance on either side of the buildings, for only a part of the property - 210 ft. of the actual building. This will allow interesting shape and form to the building. The density will be the same. They will have part of the parking under the building. It is planned to rent these units for \$80.00 for a two-bedroom apartment. There will be 88 units in all. Most of the building will be two-story - the balance three story. This will not be an excessive variance, Mr. Fagelson contended, the lot is 950 ft. long and the variance will be on only 210 ft.

They cannot get financing on this property for commercial development, but they have a builder now who can get financing for apartments and he is ready to go ahead.

Mr. Smith said he thought this would merit a five foot variance as requested, it should produce a better building. This is for low income groups and there is a great need for that in the County.

In the application of Robert Travers, Trustee, Mr. Smith moved that the application be approved in accordance with plats submitted at this hearing by D. G. Chase & Associates. This variance is to cover only 210 ft. of the apartments measured from U. S. #1 and the variance is for 5 ft. from the property line on each side of the building. Seconded, Mr. Everest. Carried unanimously.

//

JOSEPH MARVICH: Mr. Woodson said this was a misunderstanding -- the variance was granted on the garage, setback from the rear. It now develops that the applicant wishes to extend his dwelling over the garage. This would bring the actual dwelling to within 8.8 ft. from the rear property line. The original dwelling itself meets the setback but this room extension would be in violation.

Mr. Marvich said their living quarters are all on the second floor. The first floor is for utilities, etc. The drainage goes under the house and the garage in back.

Mr. Smith recalled that this was granted originally on September 8. He moved that in the case of Mr. J. Marvich, 1206 Biscayne Drive, the application be amended to read as originally intended, to permit the dwelling and garage closer to rear property line than allowed by the Ordinance - granted due to topographic situation. Seconded, Mr. Everest. Carried unanimously.

//

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100  
September 8, 1964

Arthur N. Nelson - Continued

The application now reads that the shed will conform to the statements made by Mr. Nelson. It will extend 5 ft. beyond the rear line of the house and the posts will not extend more than 5 ft. from the rear of the house. The shed will be a continuation of the house flush with the east end of the house and no part of the shed will extend into the variance. The variance allowing the 10.2 ft. side setback for the carport includes the overhang. The shed may extend five feet in the rear plus a 1 ft. overhang. Seconded, Mr. Barnes. Carried unanimously.

//

LEWIS C. MEYER, to permit erection of carport 6.2 ft. from side property line, Lot 76, Section 1, Tall Oaks Subdv. (6804 Colburn Dr.) Mason District (RE 0.5)

The applicant asked for deferral to September 22. Mr. Smith so moved. Seconded, Mr. Barnes. Carried unanimously.

//

JOSEPH MARVICH, to permit dwelling and garage closer to rear line than allowed by Ordinance, Lot 107A and 107B, Sec. 5, Huntington, (on Biscayne Drive), Mt. Vernon District (RM-1)

The only building on the property now is the garage. Mr. Marvich said, and it is located 8.8 ft. from the rear line. He wants to locate the house adjacent to the garage.

Mr. Woodson said the garage could have been 2 ft. from the line. Attaching the house to the garage in this location is the situation which calls for a variance. The applicant has no depth to his lot because of the steep bank and this is the only place he could put a house.

There is a retaining wall on the side of the property. There is no possibility of going farther back into that bank. There are woods at the back. In fact, the topography of the entire lot is so difficult, Mr. Woodson said, that this is the only possible location for a house.

Mr. Marvich showed pictures of his lot which appeared to have practically been scooped out to make a place for the building. In back of the house he would put in reinforced concrete. The house would necessarily be long and narrow. Mr. Marvich said the idea of building here might appear impractical to others since the construction of the walls and reinforcement and the digging out are all very expensive but he said this is a very beautiful site - one can see for ten miles and he thought it worth the expense and trouble. The lot has a very small buildable area.

In the application of Joseph Marvich, to permit dwelling and garage closer to rear line than allowed by the Ordinance, Lot 107A and 107B, Sec. 5, Huntington, (on Biscayne Drive) Mount Vernon District, Mr. Smith moved that the application be approved as applied for. The applicant has a serious topographic problem and he has gone to great lengths to prepare this difficult lot for a building site. The Board should consider this variance in order that he might build a sizeable home. This is one of the most unusual topographic situations the Board has ever been called upon to consider. All other provisions of the Ordinance shall be met.

Seconded, Mr. Barnes. Carried unanimously.

//

KEEN HOMES, INC., to permit dwelling under construction to remain 38.6 ft. from street property line, Lot 15, Block 7, Section 2, Stratford on the Potomac, Mt. Vernon District, (R-12.5)

Mr. Frank Everest disqualified himself to participate or to vote on this case.

Mr. Al Handy represented the applicant. He said this is a new type of house on which the engineer overlooked the projection which is in violation.

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# County of Fairfax, Virginia

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

July 7, 2014

Jas Boothe, President  
Final Salute  
P.O. Box 156  
Haymarket, Virginia 20118

RE: Proposed Military Veteran Women Transitional Residence  
Huntington, Sect. 5, Lots 107A and 107B  
5836 Biscayne Drive  
Tax Map 83-1 ((9)) 107A  
Zoning District: R-8

Dear Ms. Boothe:

This is in response to your June 4, 2014 letter, received via email on July 1, 2014, in which you requested a use determination for the proposed Military Veteran Women Transitional Home to be operated on the referenced property by Final Salute, Inc. The subject property is zoned R-8 District and contains a 3 story single family detached dwelling with 7 bedrooms and 5 bathrooms. The proposed facility would maintain the same square footage and would have interior renovations resulting in another bedroom (resident manager suite), two additional bathrooms and a new playroom (converted bedroom). In total, this facility would have 7 bedrooms (including resident manager suite), 7 bathrooms and a maximum of 10 occupants. Occupancy is based on the total number of women and children and there will be no more than 1 adult per bedroom. For example, 6 women veterans, 3 children and 1 resident manager could occupy the facility.

Final Salute is a non-profit organization that provides housing for homeless women veterans and their children. The target population for the facility includes honorably discharged homeless women veterans that do not have a history of violence or substance or alcohol abuse. The women may be with or without children. After going through a criminal background check, the women veterans are given a room for up to 2 years, counseling, child care assistance, employment and education support, VA benefits assistance, case management, food, clothing, life coaching, and other supportive services to help bridge the transition from military to civilian life.

The proposed facility is deemed a group housekeeping unit under the Zoning Ordinance, and any group housekeeping unit, which may consist of not more than 10 persons, may occupy a dwelling unit in the R-8 District with the approval of a Group 3 special permit by the Board of Zoning Appeals (BZA). As such, the proposed Military Veteran Women Transitional Home may locate on

Ms. Jas Boothe  
July 7, 2014  
Page 2

the subject property with the approval of a Group 3 special permit by the BZA. All special permits require the submission of an application, plat and fee; notification of adjacent property owners and a public hearing before the BZA. The application filing fee for a group housekeeping unit special permit is \$1,100. Please contact the Zoning Evaluation Division at 703-324-1290 for any questions concerning the special permit application process.

This determination is based upon the facts presented in your letter and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

I trust that this letter satisfactorily responds to your request. Should you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,

Lorrie Kirst, AICP  
Senior Deputy Zoning Administrator

cc: Gerald W. Hyland, Supervisor, Mount Vernon District  
Leslie B. Johnson, Zoning Administrator  
Diane E. Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch  
Ricardo Hendi; Arimse Architects; 116 Rosemont Avenue; Alexandria, VA 22301

**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.

**PART 3 8-300 GROUP 3 INSTITUTIONAL USES**  
**8-301 Group 3 Special Permit Uses**

1. (Deleted by Amendment #01-337, Adopted June 25, 2001, Effective October 24, 2001)
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Convents, monasteries, seminaries and nunneries.
4. (Deleted by Amendment #83-72, Adopted January 31, 1983)
5. Home child care facilities.
6. Group housekeeping units.
7. (Deleted by Amendment #01-337, Adopted June 25, 2001, Effective October 24, 2001)
8. (Deleted by Amendment #01-337, Adopted June 25, 2001, Effective October 24, 2001)
9. (Deleted by Amendment #01-337, Adopted June 25, 2001, Effective October 24, 2001)
10. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education.