



County of Fairfax, Virginia

June 17, 2015

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2015-MV-051

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Kathleen Y. Fleming

STREET ADDRESS: 7217 Stafford Road, Alexandria, 22307

SUBDIVISION: Hollin Hills, Section 2

TAX MAP REFERENCE: 93-3 ((4)) 36

LOT SIZE: 21,042 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: To permit construction of a carport 22.4 feet from the front lot line and 8.6 feet from a side lot line and reduction in minimum yard requirements based on errors in building locations to permit an addition (deck with trellis) to remain 6.7 feet from a side lot line, and a deck (patio) to remain 9.8 feet from a side lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MV-051 for the addition and fence 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.

Laura Arseneau

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

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

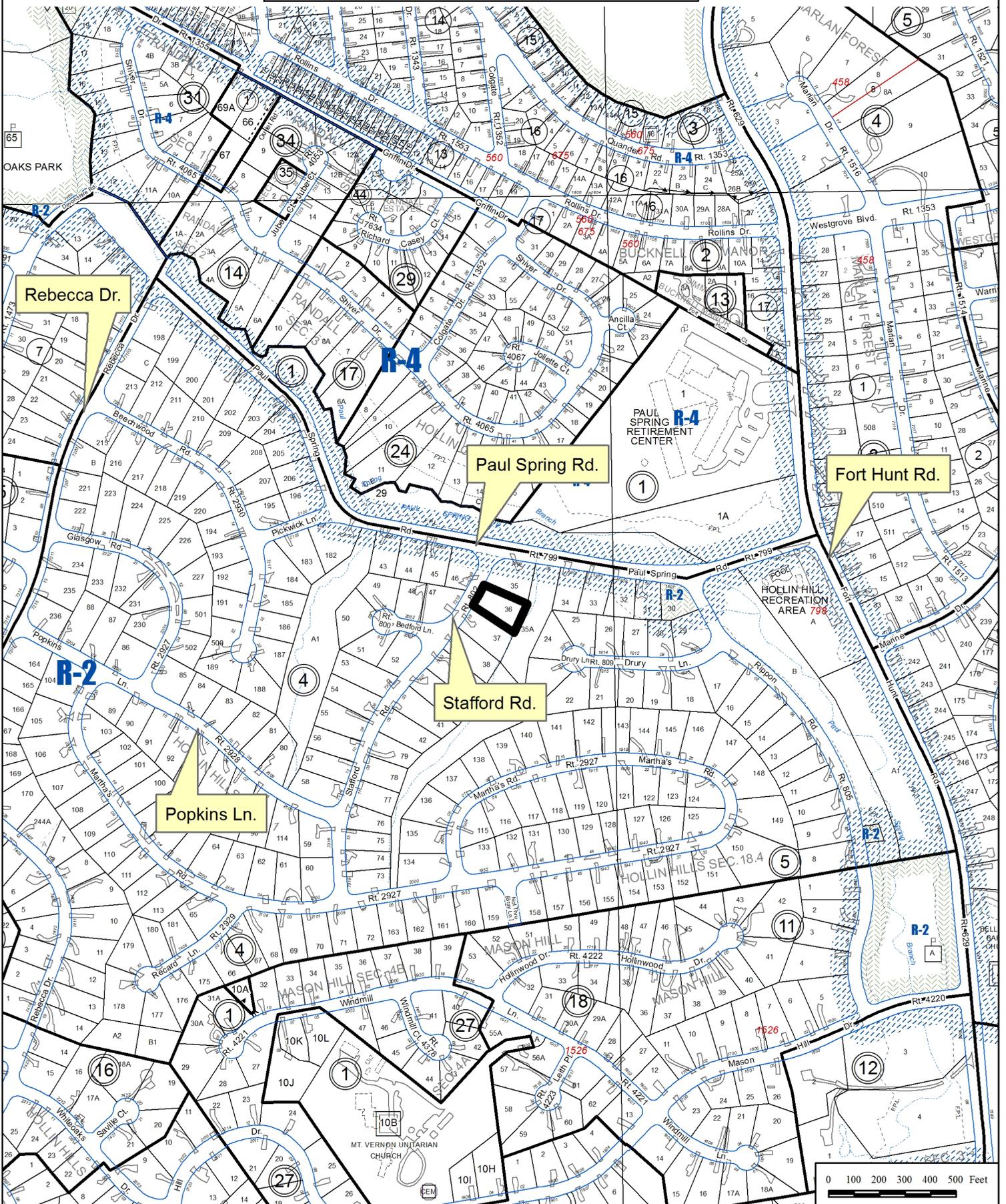
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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



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

Special Permit

SP 2015-MV-051
KATHLEEN Y. FLEMING



SPECIAL PERMIT REQUEST

The applicant is requesting approval to permit construction of a carport addition 22.4 feet from the front lot line and 8.6 ft. from a side lot line. The proposed 445 square foot carport will be 11 feet in height and located in the front yard of the dwelling. The carport will be constructed with similar materials as the existing dwelling.

The applicant is also requesting approval for a reduction in minimum yard requirements based on errors in building locations to permit an addition (deck with trellis) to remain 6.7 feet from a side lot line, and a deck (patio) to remain 9.8 feet from a side lot line.

	Structure	Yard	Minimum Yard Required	Existing Location	Existing Reduction	Percentage of Reduction Requested
Special Permit	Trellis/ Addition	Side	15.0 feet	6.7 feet	8.3 feet	55.3%
	Patio	Side	15.0 feet	9.8 feet	5.2 feet	34.7%

A copy of the special permit plat titled “Special Permit Plat, Lot 36, Section 2, Hollin Hills,” prepared by Patrick A. Eckert, L.S. on February 12, 2015, is included in the front of the staff report. Copies of the proposed development conditions, the statement of justification and select file photographs and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 21,042 square foot lot contains a one story single family detached dwelling. A gravel driveway and a deck with a trellis are located in the front yard of the dwelling. A deck, patio, enclosed porch, a one-story addition, and a shed are located to the rear of the dwelling. An unnamed tributary to Paul Spring Branch runs along the rear property line.

The subject property is located west of Fort Hunt Road and south of Paul Spring Road in the Hollin Hills neighborhood. The subject property and the surrounding properties are zoned R-2 and developed



Figure 1- Aerial View of Subject Property

with single family detached dwellings.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1950 with an addition in 1989. The property was purchased by the owners in 2013.

On August 16, 1989, a final inspection was obtained and passed for the construction of a one story addition (Appendix 4).

On August 16, 1989, another final inspection was also obtained and passed for the construction of a deck and renovation of the interior of the dwelling (Appendix 4).

There is no building permit for the existing trellis. In the statement of justification included in Appendix 2, the applicant notes that they do not have any documentation for the trellis construction and it was in place when the applicant purchased the property. The trellis was visible on Fairfax County aerial photography starting in 2005.

Similar applications for additions have been approved by the BZA in this neighborhood. A copy of all similar cases for approved additions that encroach into minimum required yards is included in Appendix 5. The most similar case is special permit SP 2011-MV-060 to permit a carport 17.9 feet from a front lot line. This application was approved on June 24, 2011 and is located nearby at 2105 Popkins Lane about 0.2 miles from the subject property.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: IV
Planning District: Mount Vernon
Planning Sector: Groveton Community Planning Sector (M5)
Recommendation: 2-3 dwelling units/acre

Zoning District Standards

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	15,000 sf.	21, 042 sf.
Lot Width	Interior: 100 feet	100 feet
Building Height	35 feet max.	11 feet
Front Yard	Min. 35 feet	49.5 feet

Bulk Standards (R-2)		
Standard	Required	Provided
Side Yard	Min. 15 feet	20.9 feet
Rear Yard	Min. 25 feet	61.6 feet

Table for Accessory Structures				
Structure	Yard	Minimum Yard Required	Existing Location	Permit Status
Trellis	Side	15 feet	6.7 feet ¹	n/a
Deck	n/a	15 feet	15.3 feet	Finalized
Patio	n/a	15 feet	9.8 feet ¹	n/a
Enclosed Porch	Side	Not in minimum required side yard	> 15 feet	Finalized
Addition	Side	Not in minimum required side yard	> 15 feet	Finalized
Shed	Side	15 feet	19.6 feet	n/a

1. The applicant is requesting an error in building location with this special permit to meet the zoning ordinance requirements.

Zoning Ordinance Requirements (Appendix 6)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

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

Standards 1 & 2 <i>Comprehensive Plan/ Zoning District</i>	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District allows a reduction in minimum required yards with special permit approval.
Standard 3 <i>Adjacent Development</i>	In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties or negatively affect value.
Standard 4 <i>Pedestrian/ Vehicular Traffic</i>	No increase vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 <i>Landscaping/ Screening</i>	The proposed carport, the patio and the trellis location will not require screening, but the carport construction will require the removal of some bushes and shrubs. The Urban Forestry Management Division had no comment on this application.

Standard 6 <i>Open Space</i>	There is no prescribed open space requirement in the R-2 District.
Standard 7 <i>Utilities, Drainage, Parking, and Loading</i>	There are no changes to the utilities, drainage, parking or loading of the site.
Standard 8 <i>Signs</i>	No signage is proposed.

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

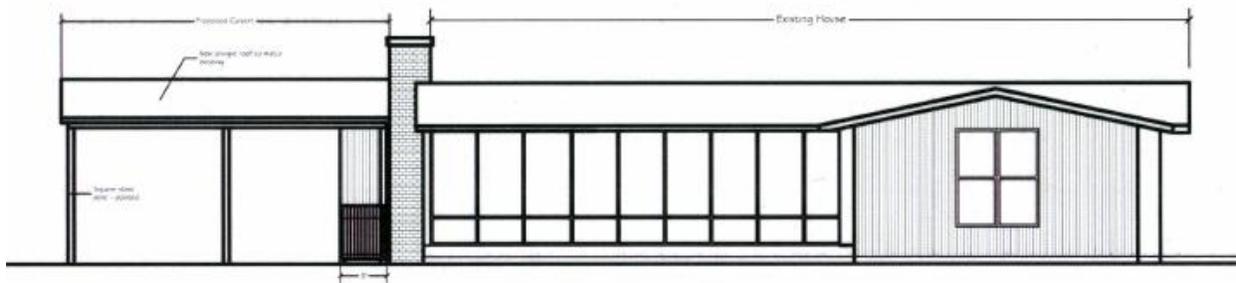
Standard 1 <i>Lot Size and Bulk Regulations</i>	The bulk regulations for minimum required yards are requested to be modified with the special permit application.
Standard 2 <i>Performance Standards</i>	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 <i>Site Plan</i>	The construction is not disturbing more than 2,500 square feet; therefore the application is not subject to the provisions of Article 17, Site Plans.

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

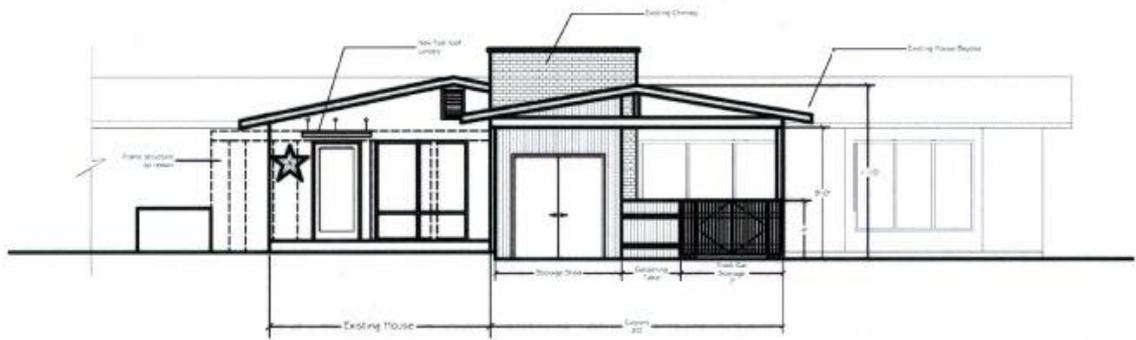
Carpport addition only

Standard 1 <i>Yard Requirements Subject to Special Permit</i>	<p>A. <i>Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet.</i> The proposed carport would be located 22.4 feet from the front lot line and 8.6 feet from the side lot line; the required front yard in an R-2 District is 35 feet, resulting in a reduction of 12.6 feet or 36 percent for the carport. The required side yard in an R-2 district is 15 feet, resulting in a reduction of 6.4 feet or 42.7 percent for the carport.</p> <p>B. Pipestem lots- N/A C. Accessory structure locations – N/A D. Extensions into minimum required yards allowed by Sect. 2-412- N/A</p>
Standard 2 <i>Not a Detached Structure in a Front Yard</i>	The application does not propose a detached accessory structure.
Standard 3 <i>Principal Structure that Complied with Yard Requirements When Established</i>	When the existing dwelling was built in 1950 it complied with all zoning ordinance requirements.
Standard 4 <i>Addition No More than 150% of Existing Gross Floor Area (GFA)</i>	The proposed carport will be approximately 445 square feet. The existing GFA of the primary structure is 2,100 square feet; therefore the proposed addition will be 21.2% of the GFA.

<p>Standard 5 <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i></p>	<p>The proposed construction is subordinate to the primary use as it will be a two-car carport.</p>
<p>Standard 6 <i>Construction in Character with On-Site Development</i></p>	<p>The proposed addition will be constructed in the front yard 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. The one-story addition is proposed to be 11 feet in height and will be the same height as the existing dwelling. The addition is proposed to be constructed with a combination of wood and steel with an asphalt shingle roof similar to the existing dwelling. See Figure 2 below for the architectural elevations.</p>



1 Front (West) Elevation
 Scale: 1/8" = 1'-0"



2 Side (North) Elevation
 Scale: 1/8" = 1'-0"

Figure 2- Architectural Elevations

Standard 7 <i>Construction Harmonious with Off-Site Development</i>	Through aerial photography and background research staff has confirmed that there are similar additions on neighboring properties. The proposed additions would not affect neighboring properties in terms of location, height or bulk.
Standard 8 <i>Construction Shall Not Adversely Impact Adjacent Properties</i>	Staff believes that the proposed carport addition will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes the carport addition will not significantly increase runoff or erosion as it is being partially constructed on an existing driveway. In addition, it is less than 2,500 square feet of disturbance and it does not meet DPWES requirements for a full site plan review.
Standard 9 <i>Represents the Minimum Amount of Reduction Necessary</i>	Staff believes the special permit amendment proposal is the minimum amount of reduction necessary. The location of the carport has been shifted in order to preserve a portion of the minimum side yard requirements. The proposed location is appropriate as it is located at the end of a driveway. The requested reductions, 36 percent for the front lot reduction and 42.7 percent for the side lot reduction, both below the 50 percent allowable reduction. Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.
Standard 10 <i>BZA May Impose Conditions</i>	Proposed development conditions are included in Appendix 1.
Standard 11 <i>Submission Requirements</i>	A copy of the plat is included in the beginning of this report.
Standard 12 <i>Architectural Elevations</i>	Proposed elevations are included in the beginning of this report and are also included as an attachment to the proposed development conditions in Appendix 1.

CONCLUSIONS AND RECOMMENDATIONS

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions and is in harmony with the Comprehensive Plan.

Staff recommends approval of SP 2015-MV-051 for the carport with adoption of the proposed development conditions contained in Appendix 1. Staff does not make a recommendation for errors in building locations.

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
3. Applicant's Affidavit
4. Building Permit History
5. Similar Case History
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-MV-051****June 17, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MV-051 located at Tax Map 93-3 ((4)) 36 to permit reduction of certain yard requirements to construct a roofed deck and stairs pursuant to Sect. 8-914 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. 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 carport, trellis/ addition and patio as shown on the plat, Special Permit Plat, Lot 36, Section 2, Hollin Hills," prepared by Patrick A. Eckert, L.S. on February 12, 2015, 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 2,100 square feet existing + 3,150 square feet (150%) = 5,250 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.

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.

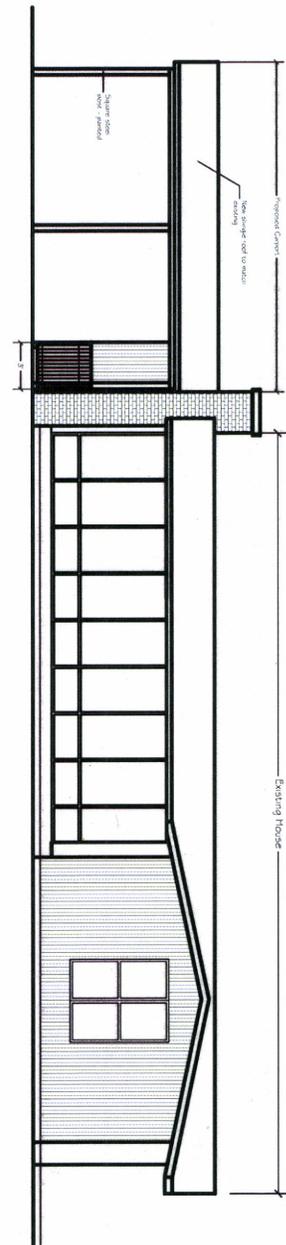
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if 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.

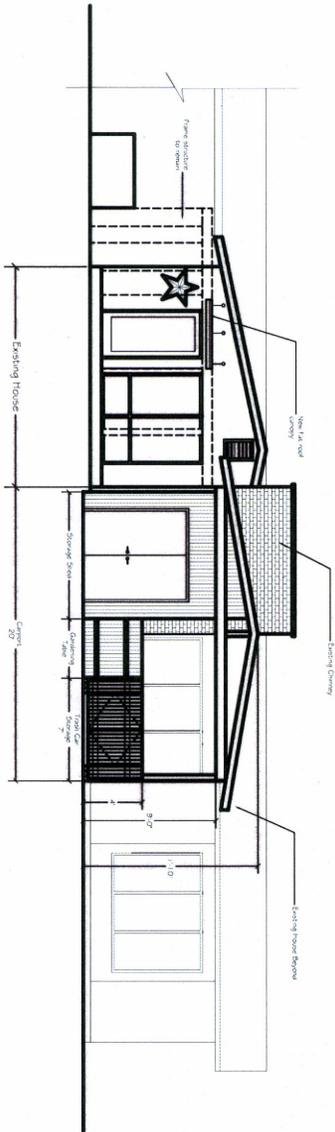
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1 Front (West) Elevation
SCALE: 1/8" = 1'-0"



2 Side (North) Elevation
SCALE: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

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

PROJECT

Firming, Sandhous
721 1/2 Safford Road
Alexandria, Virginia 22307

Drawing
Senior Elevators

Submission
For Design Review

Date
October 8, 2014

Sheet No.

A2

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Statement of Justification

Fleming Residence
7217 Stafford Road
Alexandria, Virginia 22307

We are requesting a special permit for a front and side yard setback reduction for the construction of a new attached carport and an error in building location for an existing wood trellis structure. The carport will be utilized daily by the owner of the property, Katy Fleming. The proposed use will not affect the flow of traffic on the street or increase the number of trips made by owner from her house in Hollin Hills, Alexandria, VA 22307. The existing house at 7217 Stafford Road contains a principal structure and use that comply with the minimum yard requirements in effect when the house was built. No portion of the existing house is scheduled to be demolished for the construction of the carport. The existing trellis is part of the existing entry structure leading to the front door and was in place when the home was purchased by Ms. Fleming. During the application process for the carport, it was brought to our attention that the location of the trellis exceeds 10% of the allowable side yard setback. We do not have any documentation for the trellis construction, and it was in place when the home was purchased; therefore the noncompliance is no fault of the property owner. Such reduction of the modification will not impair the purpose and intent of this ordinance and leaving the trellis in place will not be detrimental to the use and enjoyment of other properties and public streets in the neighborhood. It does not create an unsafe environment or condition with respect to other properties and public streets. Removing the trellis would require building a completely new entry into the house and would create an unreasonable hardship on the owner. By permitting the trellis to remain, the reduction or modification will not result in an increase in the density or floor area ratio permitted by the applicable zoning district.

The carport is 445 sq. ft. and the existing house is 2260 sq. ft. The carport is 19% the size of the existing structure and therefore subordinate in purpose, scale, use and intent to the principal structure on site. An addition to an accessory structure is not part of the project.

The proposed addition is in scale and character with the on-site development in terms of location (it is in line with the existing driveway), height (it does not exceed the height of the existing one story home), bulk and scale of the existing home on the lot. The carport is a combination of wood and steel construction with a shallow sloped, asphalt shingle roof to

match the existing house. The trellis is a low wood, painted structure and ties in to the front of the house.

The floor material of the carport will be a brushed finish concrete. The proposed carport is in harmony with the existing fabric of the neighborhood, off-site uses, structures and the zoning district. The height and scale of the addition match the scale, height and location of the surrounding structures. No trees will be removed for the construction of the carport and all existing vegetation will be retained. The carport does not adversely affect the use or development of neighboring properties with regard to issues such as noise, light, air, safety, erosion and storm water runoff. The size and height of the carport is in scale with the existing house and compliments the overall use and value of the home. Although it is located in the front yard of the property, it is attached to the house and is not a detached accessory structure. The location and design of the carport does not conflict with the existing and anticipated traffic in the neighborhood.

The carport is in the area where the existing driveway is already located which represents a natural location for the addition. In order to attach the addition to the house and provide ease of ingress and egress, the carport is in the best possible location for the site. Because the house sits at an angle toward the front of lot, the allowable space for a carport is minimized. The west side of the existing house is floor to ceiling glass and would not be an appropriate location for the carport. The north side (where carport is attached) is a solid brick fireplace which is a natural connection for the carport. The existing trellis is adjacent to the future carport.

Existing landscaping will be utilized to screen the carport from the view of the street. The existing lot has a large rear yard that is not affected by the design of the carport. Drainage and parking will be suitable for the site and project.

There are no signs associated with the project.

There are no known toxic or hazardous substances or waste on the site. There are no existing storage containers on site. There are no easements, septic fields, or preservation of historic resources on site.

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

All proposed uses are residential.

The amount of disturbed area = 2050 sq. ft.

FLEMING RESIDENCE
7217 STAFFORD ROAD



1 LOOKING SOUTH WEST UP STAFFORD ROAD



2 Looking South toward Neighbor

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3 LOOKING SOUTH UP STAFFORD ROAD



#4 LOOKING WEST ACROSS STAFFORD ROAD

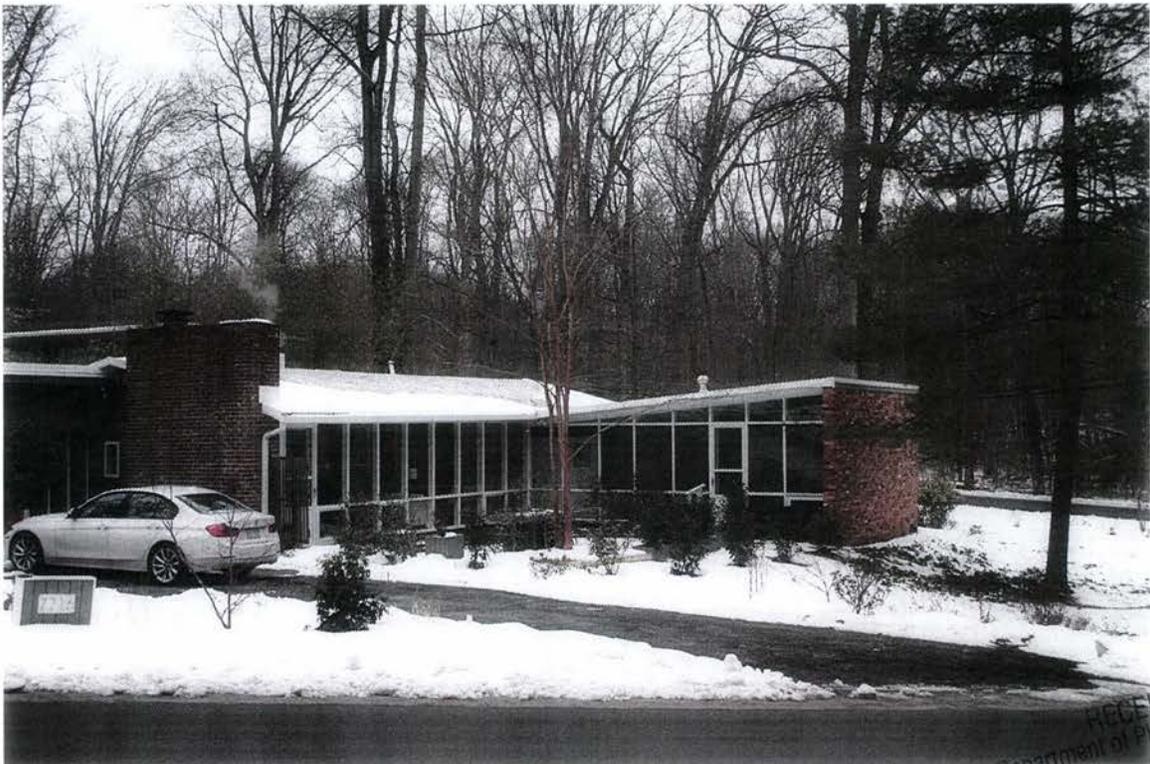
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#5 LOOKING WEST ACROSS STAFFORD ROAD



#6 LOOKING WEST ACROSS STAFFORD ROAD

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7 LOOKING NORTH TOWARD STAFFORD AND PAUL SPRING ROAD



8 LOOKING NORTH TOWARD STAFFORD AND PAUL SPRING ROAD

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#9 LOOKING NORTH TOWARD NEIGHBOR AT CORNER OF PAUL SPRING AND STAFFORD



TRELLIS

#10 LOOKING EAST TOWARD SIDE YARD AND TRELLIS

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11 LOOKING EAST TOWARD NEIGHBOR ON PAUL SPRING ROAD

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#12 Looking at House



#13 ENTRY AND TRUSS

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MAR 2015
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#14



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#11



#17



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#18



#19 LOOKING AT BACK YARD



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#20 Looking at Trellis



#21 Trellis and Garbage in Area



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22 LOOKING AT HOUSE FROM STAFFORD ROAD

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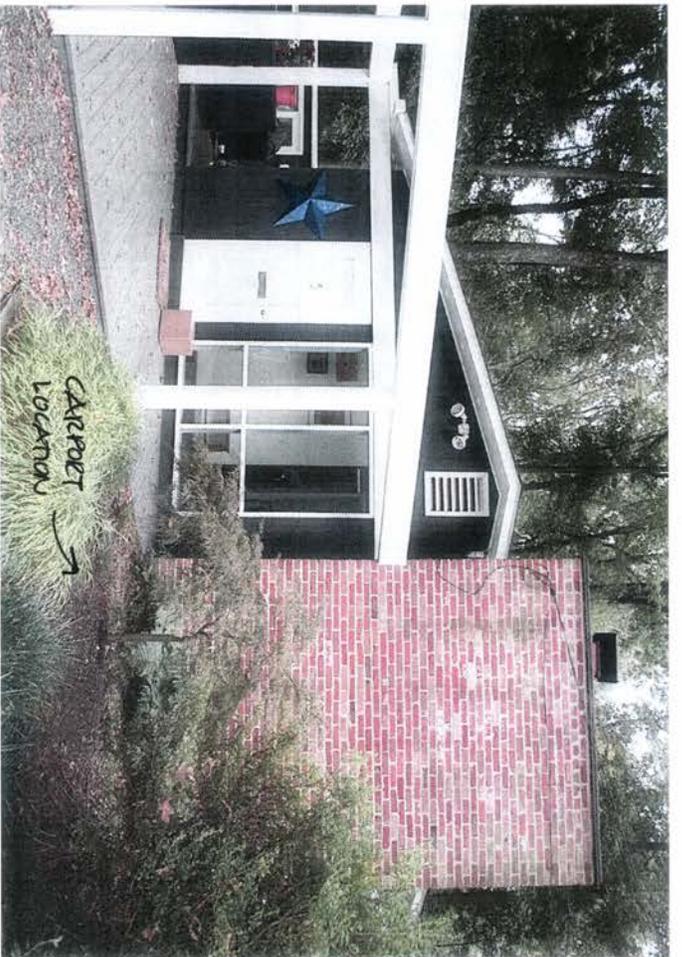
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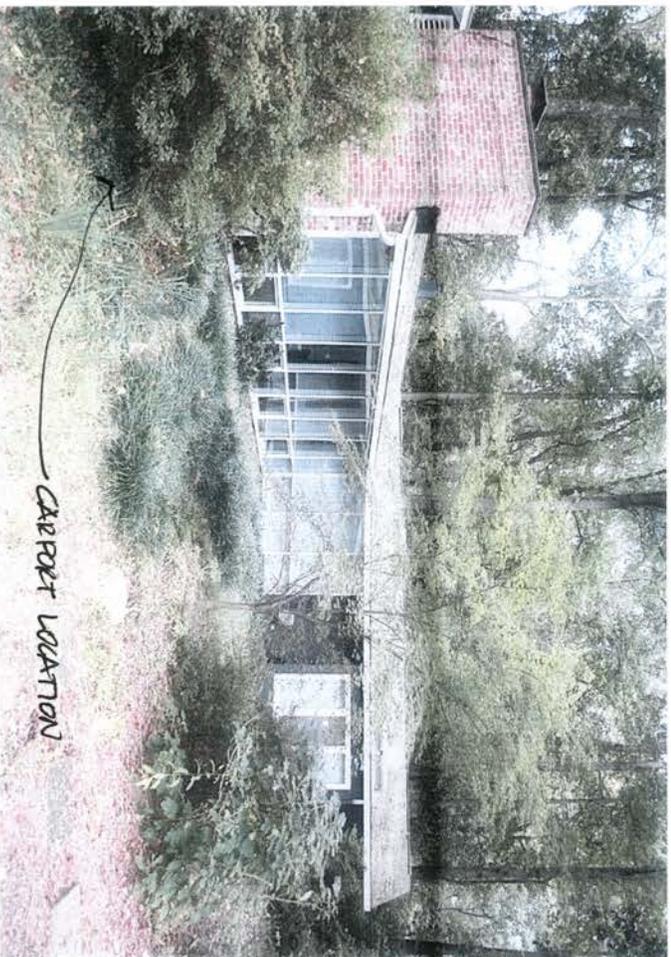
FRONT ENTRY 7217 STAFFORD ROAD



CARPORT LOCATION



CARPORT LOCATION



WEST ELEVATION

CARPORT LOCATION



CARPORT LOCATION

FRONT ENTRY

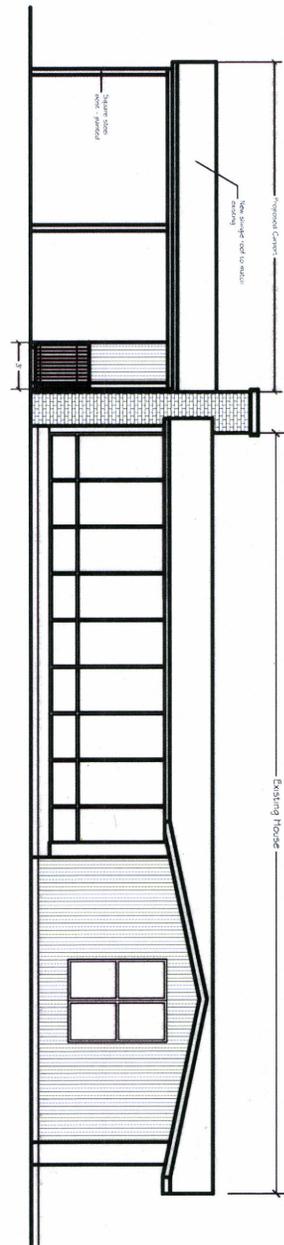




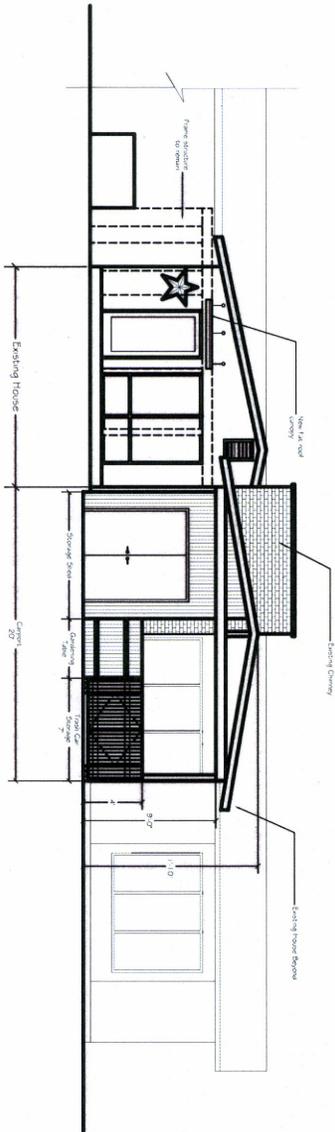
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Zoning Evaluation Division



1 Front (West) Elevation
SCALE: 1/8" = 1'-0"



2 Side (North) Elevation
SCALE: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

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

PROJECT

Firming Schedule
721 7th Safford Road
Alexandria, Virginia 22307

Drawing
Senior Elevations

Submission
for design review

Date
October 8, 2014

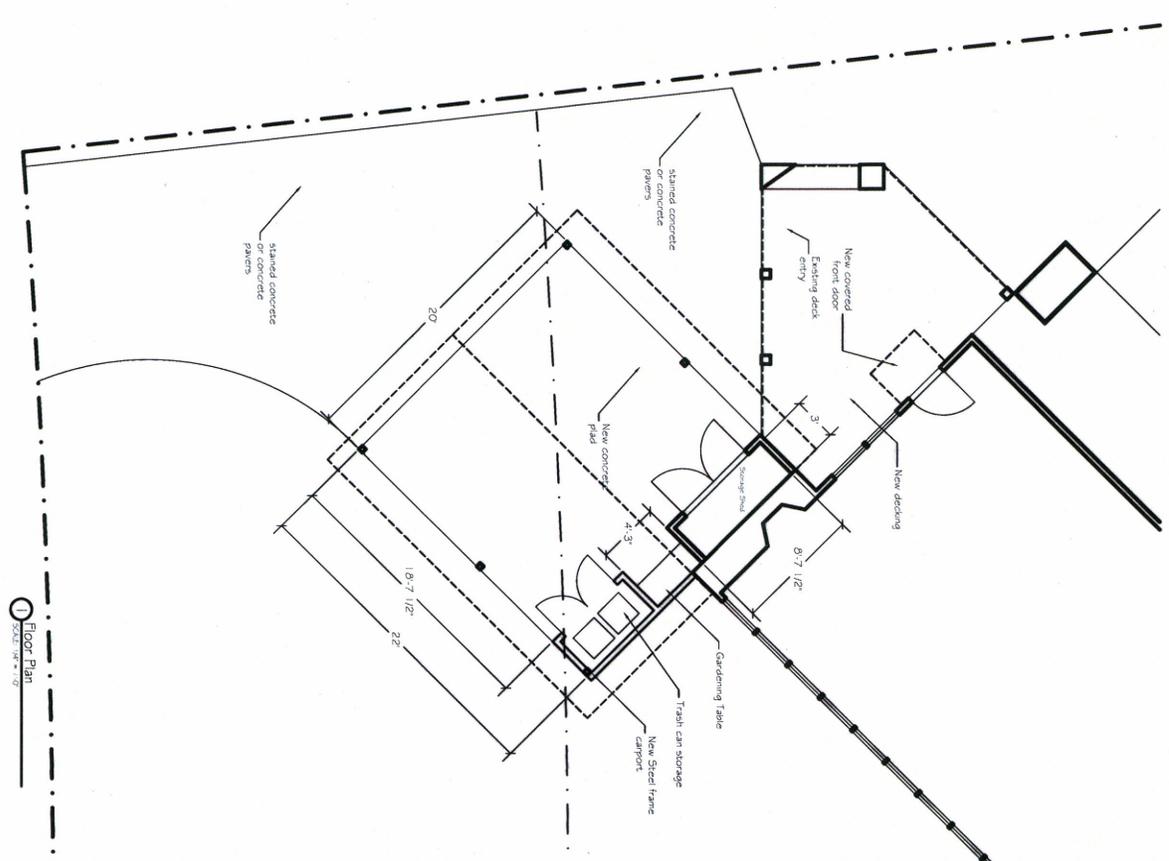
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Floor Plan

CRAFTED ARCHITECTURE LLC

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

PROJECT

Planning Residence
7217 Sullford Road
Alexandria, Virginia 22307

Drawing
Floor Plan
Exterior Elevations
Submission
For Design Review
Date
October 8, 2014
Sheet No. **A1**

Application No.(s): SP 2015-MV-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 7, 2015 128214
(enter date affidavit is notarized)

I, Christine A. Kelly, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Kathleen Y. Fleming	7217 Stafford Road Alexandria, VA 22307	Applicant/Title Owner
Christine A. Kelly Crafted Architecture LLC	2109 Popkins Lane Alexandria, VA 22307	Applicant's authorized Agent

(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 - 051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 7, 2015
(enter date affidavit is notarized)

128214

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.)

Crafted Architecture, LLC, sole proprietor

CORPORATION INFORMATION

Christine A. Kelly, owner

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

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Christine A. Kelly, AIA

(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 2015 -MV-051
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 7, 2015
(enter date affidavit is notarized)

120214

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 2015-MV-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 7, 2015
(enter date affidavit is notarized)

120214

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-051
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 7, 2015
(enter date affidavit is notarized)

128214

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

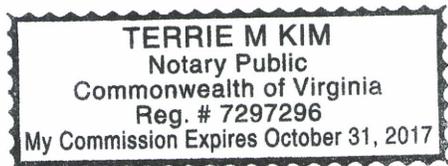
Applicant's Authorized Agent

Christine A. Kelly
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7 day of March 2015, in the State/Comm. of Virginia, County/City of FAIRFAX.

Terrie M Kim
Notary Public

My commission expires: 10.31.17



[Handwritten signature]



Land Development Information History: ZAPS - SP - SP 2011-MV-060

General Information

Application Number: SP 2011-MV-060
Application Description: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF CARPORT 17.9 FEET FROM FRONT LOT LINE
Current Status: APPLICATION APPROVED
Date Accepted by County: 06/24/2011
Magisterial District(s): MOUNT VERNON

Link to LDSNet record : [SP 2011-MV-060](#)

Application and Agent

Primary Applicant: MICHAEL F AND CONSTANCE Z THOMASSON
 2105 POPKINS LA
 ALEXANDRIA VA 22307

Agent: CHRISTINE A KELLY
 2109 POPKINS LA
 ALEXANDRIA VA 22307
 (703) 768-7371

Approved Zoning

Zoning District: R- 2
Approved Area: 27,590.00 SQ FEET
Approved Land Use(s): REDUCTION OF CERTAIN SFD YARDS
Approved Dwelling Units: 0
Approved Affordable Dwelling Units: 0

Approved Dwelling Units per Acres: 0
 Approved Gross Floor Area: 0
 Approved Floor Area Ratio: 0
 Parcel Identifiers (PINS): 0933 04 0096

Waivers/Modifications and Supplemental Motions

Waivers/Modifications: No Waivers/Modifications
 Supplemental Motions: No Supplemental Motions

PC, BOS and BZA Hearings

PC Hearing: Not Scheduled
 BZA Hearing: Occured on: 09/14/2011; Decision: APPROVE

Fairfax County Contact Information

Staff Coordinator: BRENDA CHO

Attachments

Attachment Type	Record Date	Format Type
STAFF REPORT	2011-09-08	PORTABLE DOCUMENT FORMAT
DEVELOPMENT PLAT	2011-10-13	PORTABLE DOCUMENT FORMAT

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Land Development Information History: ISIS - Building Permit - 88348B0470

Permit Information

Permit Id:	88348B0470	Application Date:	1988-12-13	Time:	13:28:43
Job Address:	007217 STAFFORD RD	Tax Map:	093-3 ((04)) 0036		
Subdivision:	HOLLIN HILLS	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181 R/C: R		
Applicant Name:	RICHARD	Bldg:	NA	Floor:	NA
Suite:	NA				
Work Description:	SFD-BUILD NEW 1 STORY ADDITION				
Type Work:	Exterior Addition (A02)				
Building Use:	Single-Family, Detached Or Semi-Detached (010)				
Standard:	0286				
Plan Number:	Use Group: R4 Bldg Permit: NA				
Permit Hold Date:	By: QNO: R-88-99999 POF:				
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:				

Comments:

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	1988-12-13	RSLT:	APP	BY:	CWH
Applied Date:	1988-12-13	Real Estate:	1988-12-13	RSLT:	APP	BY:	SKH
Issued Date:	1988-12-13	Business Licensing:	1988-12-13	RSLT:	APP	BY:	AP
Paid Date:	1988-12-13	Zoning:	1988-12-13	RSLT:	APP	BY:	ESW
Expiry Date:	1989-06-13	Grading / Drainage:	1988-12-13	RSLT:	APP	BY:	GPL
Inspection Date:	1989-08-16	Licensing:	1988-12-13	RSLT:	APP	BY:	AP
		Final Inspection:	1989-08-16	RSLT:	A	BY:	JCE

Owner Information

Leasee:	Corp:
----------------	--------------

Owner: HAILEY JEAN R **Job Magisterial Dist:** Mount Vernon
Address: 07217 STAFFORD RD **Planning Dist:** Mount Vernon
City: ALEXANDRIA **State:** VA **Zip:** 22307 **Subcensus Tract:** 154.02

Phone:

Contractor Information

Name: R S NORTHCRAFT CONSTR **Master:**
Address: 07511 MAHONEY DR **BPOL Licnese:** 386
City: LORTON **State:** VA **Zip:** 22079 **State License:** 28229
Phone: **Trade Reg.:** 2914

Building Permit

Building Plan Review

Estimated Cost: 38525 **Sewer Water Code:** 1
Use Group: (01) R4 **Sewer Shed:** K
Type Const: (01) Combustible/Unprotected (5B)

Model Group:

Plan Received: 1988-12-13 **Review Time:** 00:00:00
Review Started: 1988-12-13 **Results:** APP
Review Completed: 1988-12-13 **Engineer:** CWH

Comments:

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	1120	0.040

Total	1120
Filing Fee	41.50
Total Fee	44.80
Amount paid	44.80

Real Estate Review

Building Units: 0 **Basement:**
Kitchens: 0 **Ext Walls:**
Baths: 0 **Int Walls:**
Half Baths: 0 **Roofing:**
Bedrooms: 0 **Flooring:**

Rooms:	0	Base Fin:	
Stories:		Fuel/Heat:	
Building Height:	0	Fuel System:	
Building Area:	0	Fireplace:	0

Owner of Record: HAILEY JEAN R

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: SKH

Comments:

Business Licensing Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: AP

Comments:

Zoning Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: ESW

Comments:

Grading / Drainage Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: GPL

Comments:

Licensing Review

Review Data

Date To: 1988-12-13
Date From: 1988-12-13
Results: APP
Reviewer: AP
Comments:

Inspections

Inspection - FTGH - 999998

Req Taken: 1989-01-05 **Phone:**
Time: 11:19:18 **Floor:** NA
Sched For: 1989-01-06 **Suite/Area:** NA
Assigned To: MWM **Comments:**
Branch: **Req Taken By:** MB
Requested By: KELLY **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		1989-01-06	SWS	C	R	N					00:00:00	00:00:00	00:00:00	1

Inspection - FTGH - 999996

Req Taken: 1989-01-09 **Phone:**
Time: 13:44:46 **Floor:** NA
Sched For: 1989-01-10 **Suite/Area:** NA
Assigned To: MWM **Comments:**
Branch: **Req Taken By:** UK
Requested By: RANDY **Ovrd:**
Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FTGH		1989-01-10	SWS	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999997

Req Taken: **Phone:**
Time: **Floor:**
Sched For: **Suite/Area:**

Assigned To:

Comments:

Branch:

Req Taken By:

Requested By:

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1989-01-10	SWS		C						00:00:00	00:00:00	00:00:00	1

Inspection - WPF - 999994

Req Taken: 1989-01-24

Phone:

Time: 14:08:21

Floor: CK

Sched For: 1989-01-25

Suite/Area: FILL

Assigned To: MWM

Comments:

Branch:

Req Taken By: RC

Requested By: KELLY

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
WPF		1989-01-25	SWS	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - SLBB - 999995

Req Taken: 1989-01-24

Phone:

Time: 14:08:21

Floor: NA

Sched For: 1989-01-25

Suite/Area: NA

Assigned To: MWM

Comments:

Branch:

Req Taken By: RC

Requested By: KELLY

Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
SLBB		1989-01-25	SWS	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FRM - 999993

Req Taken: 1989-03-21

Phone:

Time: 14:41:23

Floor: NA

Sched For: 1989-03-22

Suite/Area: NA

Assigned To: MWM

Comments:

Branch: Req Taken By: CH
 Requested By: RICHARD Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1989-03-22	SWS	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999992

Req Taken: 1989-08-15 Phone:
 Time: 09:09:35 Floor: NA
 Sched For: 1989-08-16 Suite/Area: NA
 Assigned To: SCF Comments:
 Branch: Req Taken By: MB
 Requested By: IKE Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		1989-08-16	JCE	C	A	N					00:00:00	00:00:00	00:00:00	1

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Land Development Information History: ISIS - Building Permit - 88348B0460

Permit Information

Permit Id:	88348B0460	Application Date:	1988-12-13	Time:	13:16:30
Job Address:	007217 STAFFORD RD	Tax Map:	093-3 ((04)) 0036		
Subdivision:	HOLLIN HILLS	Permit Status:	Initial/Approved (IA)		
Trade Name:	NA	Subobj:	181 R/C: R		
Applicant Name:	RICHARD	Bldg:	NA	Floor:	NA
Suite:	NA				
Work Description:	SFD/RENOVATION OF EXISTING SFD/ENCLOSE ENTRY				
Type Work:	Multiple Work (O24)				
Building Use:	Single-Family, Detached Or Semi-Detached (010)				
Standard:	0286				
Plan Number:	Use Group: R4 Bldg Permit: NA				
Permit Hold Date:	By: QNO: R-88-99999 POF:				
Hold Release Date:	By: Proffer: Pre-Const Meeting: Date:				
Comments:	BLD DECK/MULTI WK FEE O/R PER SKH/GPB				

Permit Status Summary

Permit Status:	Initial/Approved (IA)	Building Plan Review:	1988-12-13	RSLT:	APP	BY:	CWH
Applied Date:	1988-12-13	Real Estate:	1988-12-13	RSLT:	APP	BY:	SKH
Issued Date:	1988-12-13	Business Licensing:	1988-12-13	RSLT:	APP	BY:	AP
Paid Date:	1988-12-13	Zoning:	1988-12-13	RSLT:	APP	BY:	ESW
Expiry Date:	1989-06-13	Grading / Drainage:	1988-12-13	RSLT:	APP	BY:	GPL
Inspection Date:	1989-08-16	Licensing:	1988-12-13	RSLT:	APP	BY:	AP
		Final Inspection:	1989-08-16	RSLT:	A	BY:	JCE

Owner Information

Leasee:	Corp:
----------------	--------------

Owner: HAILEY JEAN R **Job Magisterial Dist:** Mount Vernon
Address: 07217 STAFFORD RD **Planning Dist:** Mount Vernon
City: ALEXANDRIA **State:** VA **Subcensus Tract:** 154.02
Zip: 22307

Phone:

Contractor Information

Name: R.A.NORTHCRAFT CONSTR **Master:**
Address: 07511 MAHONEY DR **BPOL Licnese:** 28229
City: LORTON **State:** VA **Zip:** 22079 **State License:** 386
Trade Reg.: 0

Phone:

Building Permit

Building Plan Review

Estimated Cost: 20000 **Sewer Water Code:** 1
Use Group: (01) R4 **Sewer Shed:** K
Type Const: (01) Combustible/Unprotected (5B)

Model Group:

Plan Received: 1988-12-13 **Review Time:** 00:00:00
Review Started: 1988-12-13 **Results:** APP
Review Completed: 1988-12-13 **Engineer:** CWH

Comments: MULT WK INT-\$10,000 EXT-\$20,000/FEE O/R SKH

Totals Fee Area

Type of Construction	Fee	Fee Rate
Combustible/Unprotected (5B)	120	0.040

Total	120
Filing Fee	77.40
Total Fee	154.80
Amount paid	154.80

Real Estate Review

Building Units: 0 **Basement:**
Kitchens: 0 **Ext Walls:**
Baths: 0 **Int Walls:**
Half Baths: 0 **Roofing:**
Bedrooms: 0 **Flooring:**

Rooms: 0
Stories:
Building Height: 0
Building Area: 0

Base Fin:
Fuel/Heat:
Fuel System:
Fireplace: 0

Owner of Record: HAILEY JEAN R

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: SKH

Comments:

Business Licensing Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: AP

Comments:

Zoning Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: ESW

Comments:

Grading / Drainage Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: GPL

Comments:

Public Works Review

Review Data

Date To:

Date From:

Results: NRQ

Reviewer: SKH

Comments:

Licensing Review

Review Data

Date To: 1988-12-13

Date From: 1988-12-13

Results: APP

Reviewer: AP

Comments:

Inspections

Inspection - FRM - 999998

Req Taken: 1989-03-21 Phone:
 Time: 14:41:23 Floor: NA
 Sched For: 1989-03-22 Suite/Area: NA
 Assigned To: MWM Comments:
 Branch: Req Taken By: CH
 Requested By: RICHARD Ovrd:
 Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FRM		1989-03-22	SWS	C	A	N					00:00:00	00:00:00	00:00:00	1

Inspection - FINB - 999997

Req Taken: 1989-08-15 Phone:
 Time: 09:09:35 Floor: NA
 Sched For: 1989-08-16 Suite/Area: NA
 Assigned To: SCF Comments:
 Branch: Req Taken By: MB
 Requested By: IKE Ovrd:

Rpt Br: 4

Insp Type	Mech Ind	Insp Date	Insp Init	P/C	Result	Re-Fee	Elev Type	Crit Stru	Stru Type	Cert Eng	Visit Arrive	Visit Depart	Insp Time	Units
FINB		1989-08-16	JCE	C	A	N					00:00:00	00:00:00	00:00:00	1

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Date Descending ▾

# Record	Application Desc ...:	Status	Date
1 ZAPS - VC - VC 2003-MV-116	TO PERMIT CONSTRUCTION OF ADDITION 14.2 FEET FROM SIDE LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
	Bza Hearing Action: APPROVE		
	Current Status: APPROVED		
2 ZAPS - SP - SP 2011-MV-060	REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF CARPORT 17.9 FEET FROM FRONT LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
	Bza Hearing Action: APPROVE		
	Current Status: APPROVED		
3 ZAPS - SP - SP 2008-MV-083	REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 20 FEET FROM FRONT LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
	Bza Hearing Action: APPROVE		
	Current Status: APPROVED		
4 ZAPS - VC - VC 01-V -073	TO PERMIT THE CONSTRUCTION OF ADDITION 13.0 FEET FROM SIDE LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
	Current Status: APPROVED		
5 ZAPS - SP - SP 81-V -087	AMEND S-80-V-102 FOR HOME PROFESSIONAL OFFICE (PSYCHOLOGIST) TO PERMIT CONTINUATION OF THE USE BEYOND ITS PRESENT TERM	EXPIRED	BOS Hearing: 0001-01-01
	Current Status: APPROVED		

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8-006 General Standards

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

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

8-903 Standards For All Group 9 Uses

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

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

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and
 - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
 - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

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.