



APPLICATION ACCEPTED: April 22, 2015
DATE OF PUBLIC HEARING: August 5, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

July 29, 2015

STAFF REPORT

SPECIAL PERMIT SP 2015-SU-071

SULLY DISTRICT

APPLICANTS/OWNERS: Howard L. Weedon
Colleen M. Weedon

LOCATION: 14525 Lock Drive, Centreville, 20120

SUBDIVISION: Country Club

TAX MAP: 44-3 ((2)) (24) 3

LOT SIZE: 8,806 square feet

ZONING: R-3C, WS

ZONING ORDINANCE PROVISION: 8-914

SPECIAL PERMIT PROPOSAL: To permit a reduction to the minimum rear yard requirements based on error in building location to permit dwelling to remain 5.0 feet from a side lot line such that side yards total 14.7 feet.

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

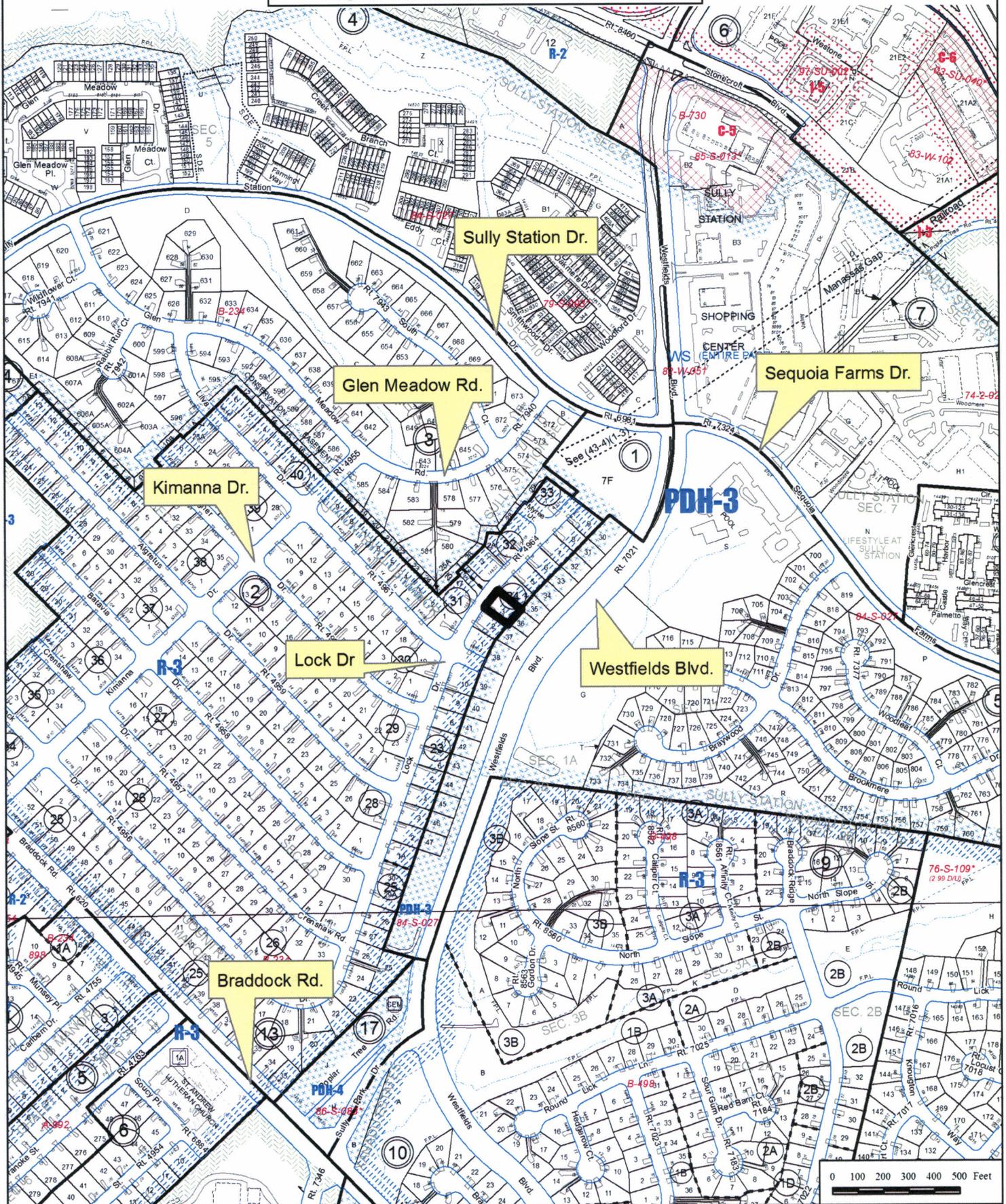
Erin M. Haley

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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.**



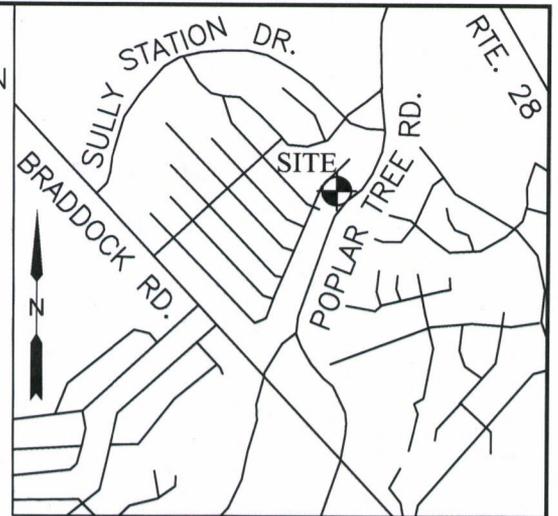
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2015-SU-071
HOWARD & COLLEEN WEEDON



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY ON FEBRUARY 9, 2015
2. NO TITLE REPORT WAS FURNISHED
3. NO EASEMENTS WERE FOUND OTHER THAN SHOWN, NON RECORDED EASEMENTS MAY EXIST
4. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE HAZARD "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 51059C0230E; DATED SEPTEMBER 17, 2010
5. CURRENT INST., DB 10904 PG 1971
6. HOUSE BUILT IN APPROXIMATELY 1972
7. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER



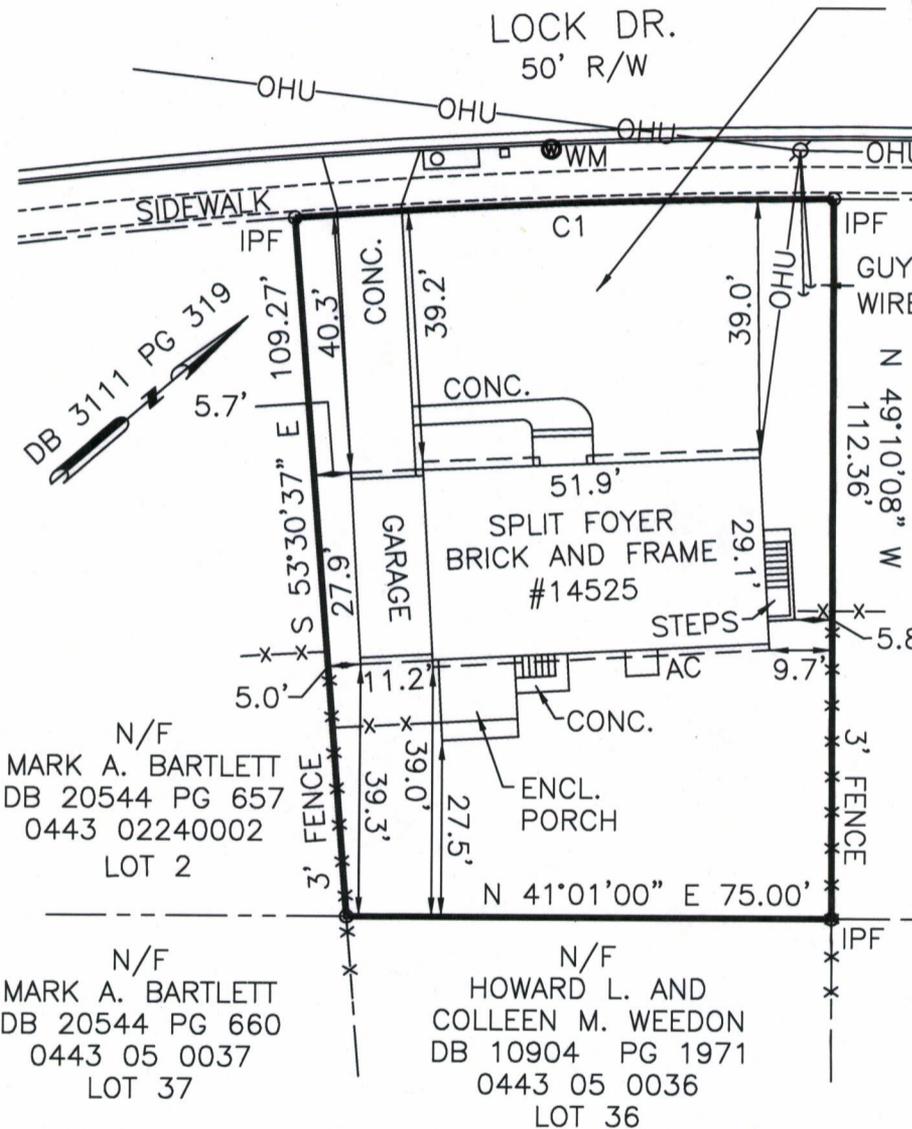
VICINITY MAP 1"=2000'

MINIMUM YARD REQUIREMENTS

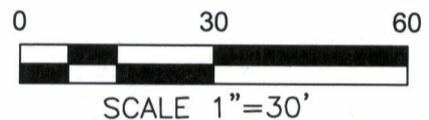
FRONT: 20 FEET
 SIDE: 8 FEET, A TOTAL MINIMUM OF 20 FEET
 REAR: 25 FEET

N/F
 HOWARD L. AND COLLEEN M. WEEDON
 DB 10904 PG 1971
 0443 02240003
 LOT 3
 8,806 SQ. FT.
 ZONE R-3C

RECEIVED
 Department of Planning & Zoning
 APR 22 2015
 Zoning Evaluation Division



HOUSE ROOF HEIGHT = 17.1'
 GARAGE ROOF HEIGHT = 10.7'



N/F
 MARK A. BARTLETT
 DB 20544 PG 657
 0443 02240002
 LOT 2

N/F
 THOMAS F. JASIONOWSKI
 DB 5389 PG 498
 0443 02240004
 LOT 4

N/F
 MARK A. BARTLETT
 DB 20544 PG 660
 0443 05 0037
 LOT 37

N/F
 HOWARD L. AND COLLEEN M. WEEDON
 DB 10904 PG 1971
 0443 05 0036
 LOT 36

N/F
 THOMAS F. JASIONOWSKI
 DB 14214 PG 1265
 0443 05 0035
 LOT 35

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1100.00'	83.35'	83.33'	S 38°39'27" W	4°20'29"

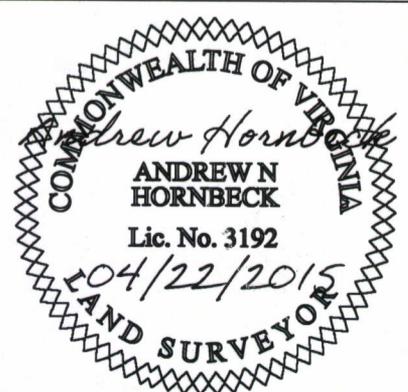
NOTE: BEARINGS BASED ON PLAT OF RECORD FOR COUNTRY CLUB MANOR, SECTION 6 RECORDED AT DB 3111 PG 319, FAIRFAX COUNTY, VIRGINIA

Physical Survey

JN: 2015-1115



COUNTRY CLUB MANOR
 SEC.6, BLOCK 24, LOT 3
 Map# 0443 02240003
 Sully District #2
 Centreville, Virginia



9404 SECCA DR. PHONE
 FREDERICKSBURG, VA 540-877-8722

Drawn: ANH Current Inst. DB 10904 PG 1971
 Survey: ANH Revision Date: 4/22/2015

DATE:
 4/22/2015

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit to allow a modification of the minimum yard requirements based on an error in building location, to permit a dwelling to remain 5.0 feet from a side lot line such that the two side yards together total 14.7 feet. A minimum side yard of 8.0 feet, with a total minimum of 20.0 feet is required in an R-3 District developed with cluster subdivision provisions; therefore a modification of 5.2 feet from a side yard is requested.

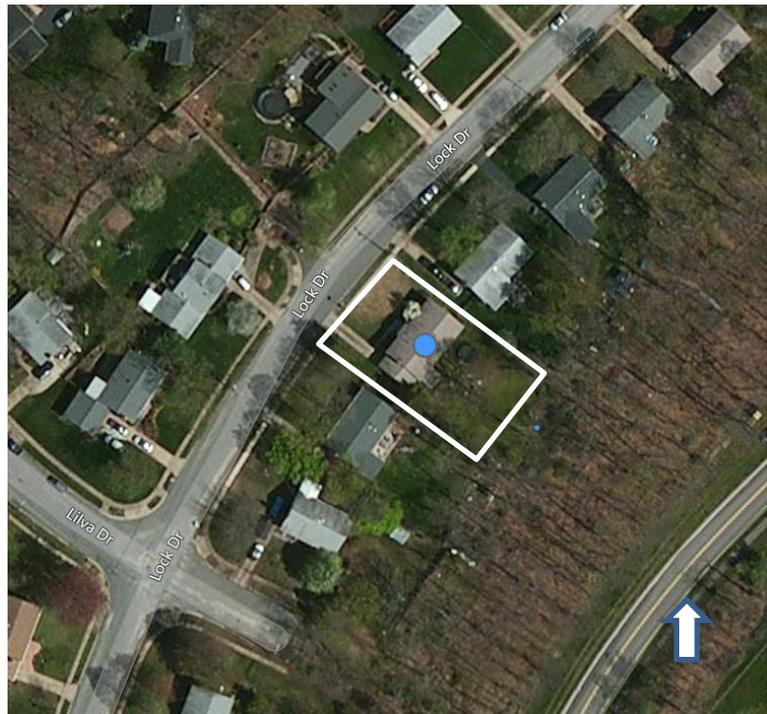
A copy of the special permit plat depicting the structures on site titled, "Physical Survey, Country Club Manor, Sec. 6, Block 24, Lot 3," prepared by Andrew N. Hornbeck, Land Surveyor, of Merestone Geomatics, LLC, dated April 22, 2015, is included at the front of the staff report.

A copy of the proposed development conditions, statement of justification with select file photographs and the affidavit are in Appendices 1-3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 8,806 square foot subject property is developed with a split level, single family detached dwelling. A concrete driveway provides access to the property from Lock Drive to a one car garage. A walkway runs from the driveway to the front porch. An elevated enclosed porch is located at the rear of the house. A wood fence 3.0 feet in height encloses the rear yard.

The property is located north of the intersection of Lock Drive and Lilva Drive. The subject property and properties to the north, south, and west are zoned R-3C and developed with single family detached dwellings. Property to the east is zoned PDH-3 and is vacant land also owned by the applicant.



BACKGROUND

According to Fairfax County Tax Records and building permit records, the house was constructed on the property in 1970 and purchased by the applicants in 1999. In 1983, a building permit was approved for the construction of a carport on the southern façade

of the house. Relevant building permit information is included in Appendix 4.

On October 15, 2014, County staff inspected the property and discovered that the carport had been converted to a garage without the issuance of required permits, inspections, or approvals. A Corrective Work Order was issued to the applicant on October 16, 2014 requiring them to bring the converted carport into conformance with the Zoning Ordinance (Appendix 5).

The applicant’s statement of justification states that they constructed the addition over the footprint of the existing carport and did not know that building permits were required.

Records indicate that other applications to allow reductions in minimum required yards due to errors in building location for additions have been heard by the Board of Zoning Appeals (BZA) in the surrounding area (Appendix 6).

ZONING DISTRICT STANDARDS

Bulk Standards (R-3, cluster)		
Standard	Required	Provided
Lot Size	8,500 s.f.	8,806 s.f.
Lot Width	Interior lot: no requirement	83.35 ft.
Building Height	35 ft.	17.1 ft.
Front Yard	20 ft.	39.0 ft.
Side Yard	8 ft., a total minimum of 20 ft.	9.7 ft. (northern side yard) 5.0 ft. (southern side yard)
Rear Yard	25 ft.	27.5 ft.

ZONING ORDINANCE REQUIREMENTS

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

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 7. Subject to development conditions, the special permit must meet these standards.

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification with Select File Photographs
3. Applicant's Affidavit
4. Relevant Building Permit History
5. Corrective Work Order
6. Similar Case History
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-SU-071****July 29, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-SU-071 located on property described as Tax Map 44-3 ((2)) (24) 3 to permit a reduction in minimum yard requirements based on error in building location pursuant to Section 8-914 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved for the location of the dwelling as shown on the plat titled, "Physical Survey, Country Club Manor, Sec. 6, Block 24, Lot 3," prepared by Andrew N. Hornbeck, Land Surveyor, of Merestone Geomatics, LLC, dated April 22, 2015.

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.

RECEIVED
Department of Planning & Zoning

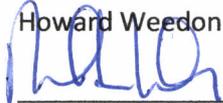
FEB 19 2015

Zoning Evaluation Division

Statement of Justification**SP 2014-0473 # 2 A-H**

- A. The error exceeds 10% of the measurement involved because the enclosed carport is 5' from property line when built and should not exceed 8' for the carport to be enclosed.
- B. The noncompliance was done in good faith without the knowledge that a building permit was needed to enclose a carport or since there was a carport that enclosing it would violate minimum yard requirements.
- C. Reduction will not impair the purpose and intent of this ordinance because enclosing an existing carport does not take away from side yard already covered by a carport.
- D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity and will raise property values for not only this property but all properties that surround it.
- E. It will not create an unsafe condition with respect to other property and public streets, it will actually make it safer by enclosing vehicles and tools that would be exposed in a carport.
- F. To force compliance with the minimum yard requirements would cause unreasonable hardship because we would have to deconstruct the enclosed carport. We then would be forced to build sheds along the side of the house from the front corner to the back corner one foot away from the existing carport to the property line to store all of the contents of the enclosed carport.
- G. The reduction will not result in an increase in density or floor area ratio because the enclosed carport was already there.

Howard Weedon



Date:

Date:

Colleen Weedon



APR 20 2015

Zoning Evaluation Division

File
SP 2014 0473

Special Permit Statement of Justification

- A. Type of operation - Enclose carport
- B. Hours of operation - N/A
- C. Estimated number of patrons - N/A
- D. Proposed number of employess - N/A
- E. Estimated traffic impact - N/A
- F. Vicinity or general area to be served by use - Carport/Garage
- G. Description of building facade - Vinyl siding and garage door
- H. A list of hazardous materials - none
- I. A statement of how the proposed use conforms - Enclosure conforms to all county details except minimum set back requirement for side yard measurement. This special permit is sought to correct the error in building by reduction of certain yard requirements on a single family dwelling lot.

Signature:

Date: 3/27/15

Calvin Henderson

NOLA

10/30/14

To Whom It May Concern,

I am requesting a special exception in regards to converting my carport into a garage. My property is located at 14525 Lock Drive Centreville, VA. This project will add value to my home and enhance the apperance while providing a safe and secure location for my automobile. Enclosed with my application you will see in the photographs that there is adequate distance between the garage and my neighbors home.

Thank you,

A handwritten signature in blue ink, appearing to read "Howard Weedon".

Howard Weedon

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Department of Planning & Zoning
OCT 31 2014
Zoning Evaluation Division



4525











14525







14523















SP 2015-SU-071

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

127486

I, Howard Weedon, 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)
---	--	---

Colleen M. Weedon	14525 LOCK DR. Centreville, VA 20120	APPLICANT/ TITLE owner
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Howard L. Weedon	14525 LOCK DR. Centreville, VA 20120	APPLICANT/ CO-TITLE owner
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(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).

Dale

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

127486

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 1119114
(enter date affidavit is notarized)

127486

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

127486

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 11/19/14
(enter date affidavit is notarized)

127486

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

Howard L. Weedon Owner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19 day of November 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10.31.17

Kimberly Triglia
Notary Public



Salc

CITY OF FAIRFAX, VA. - CERTIFICATE OF OCCUPANCY

Name Crestwood const corp Site Plan Nr sub run No. P68624
 Has Per- mission To build SF 52 dwelling Date 9/2/70
according to approved plans and application
 Lot No. 3 Blk. No. 24 Sect. 6 Mag. Dist. Cent
 Subdivision C. Club Manor Use Group 13 Type Const. 4 B Fire Dist. _____
 Street or Location 14525 Lock Dr
 Contractor owner Valuation 29,000.00 Fee 37.00

Name of Proposed Occupant _____
 Trade Name Applicant _____ Date _____
 to be used as _____
 Signature of Proposed Occupant or Applicant _____
 Address _____
 Tel. No. _____
 Zone R-125C
 Occ. No. _____
 Date 12-10-70
 Issued W. Sharp

APPROVED FOR OCCUPANCY

CODE 002165

ZONING ADMINISTRATOR

ADDRESS Springfield, V
 OWNER Crestwood Const Corp Lock Dr

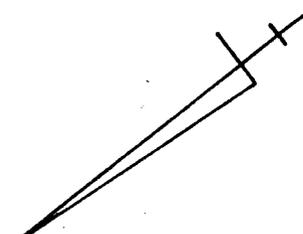
MAP REFERENCE			
PLAT NUMBER	SUBD. DES.	BLK. OR SEC.	PARCEL OR LOT
44	3	2	24 3

178

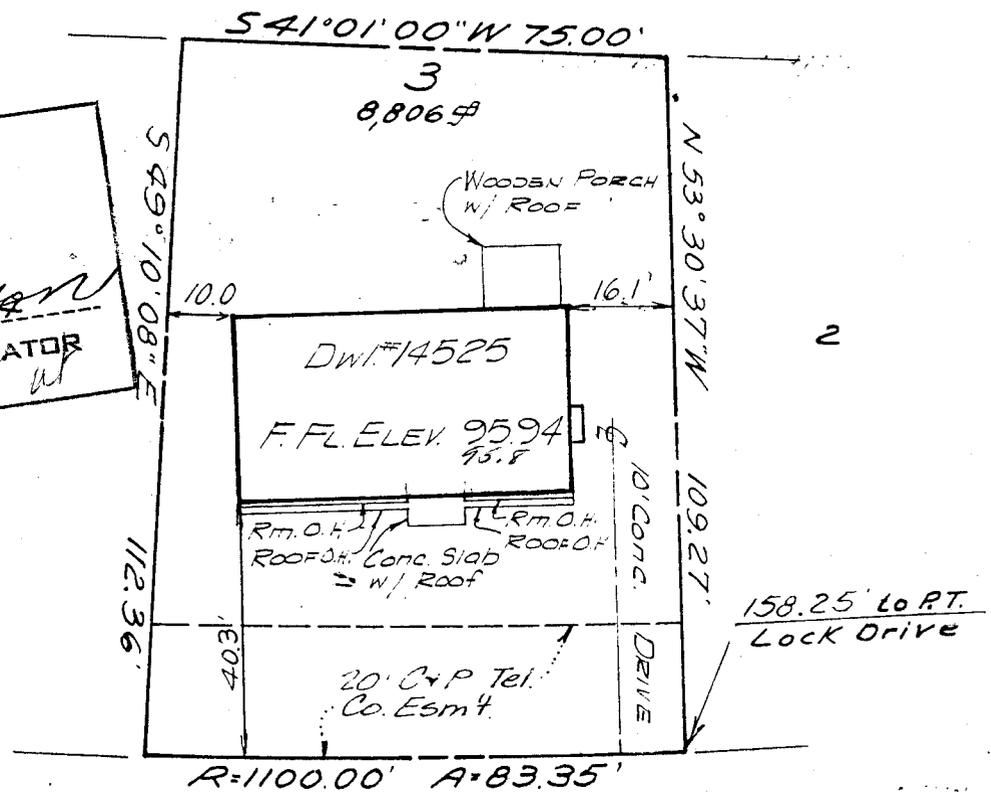
SEP 8 1971

HOUSE LOCATION SURVEY
 LOT 3, BLOCK 24
 SECTION SIX
COUNTRY CLUB MANOR
 Centreville, District
 FAIRFAX COUNTY, VIRGINIA

Crestwood Construction Corporation



FINAL APPROVAL
S. Woodson
 ZONING ADMINISTRATOR
 DATE DEC 16 1971



LOCK DRIVE
 (50' Wide)

INSPECTION SERVICES
RECEIVED
 AUG 31 1971
RECEIVED
 Zoning-Housing & Licensing Branch

CERTIFIED CORRECT <i>Herman L. Courson</i> CERTIFIED LAND SURVEYOR 8-26-71	SPRINGFIELD SURVEYS SPRINGFIELD, VIRGINIA	SCALE 1" = 30'	DATE 8-12-71
		DRAWN BY: <i>H.S.</i>	CK'D. BY: <i>J.B.V.J.</i>
		JOB No. Va F368	FIELD BK. 734 Pg 70

COUNTY OF FAIRFAX, VIRGINIA

SITE PLAN

APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
DEPARTMENT OF COUNTY DEVELOPMENT
DIVISION OF INSPECTION SERVICES

APPLICATION NO.	8746
DATE	PERMIT NO. P 68624

MAP REFERENCE			
Plot Number	Subd. Des.	Bk. or Sec.	Parcel or Lot

IMPORTANT - Applicant to complete ALL items. Mark where applicable

I. LOCATION OF BUILDING	STREET 14525 Lock Drive, Centreville, Va. 22020				
	LOT NO. 3	BLOCK 24	SECTION 6	SUBDIVISION Country Club Manor	MAG. DIST. Centr.
	LEAVE BLANK FOR NEW CONSTRUCTION PRESENT USE _____				

DEPARTMENTAL USE ONLY PLAN APPROVAL	
Use Group of Building	L3
Type of Construction	4B
Area of Bldg.	@ _____
	\$ _____
	@ _____ \$ _____
Total Fee \$	37-
Approved by Building Inspector	<i>J. Burch</i>
DATE APPROVED	9-2-70

II. TYPE AND COST OF BUILDING - Please check appropriate box

- A. TYPE OF IMPROVEMENT**
- New Structure
 - Addition (if residential, enter number of new housing units added, if any, in Part D-2)
 - Alteration (See 2 above)
 - Repair
 - Wrecking
 - Moving (relocation)
 - Foundation Only
 - Other _____

- D. PROPOSED USE**
(For "Wrecking" show most recent use)
- RESIDENTIAL**
- One-family (Incl. Semi-detached, row, town)
 - Two or more family
No. of dwelling units _____
 - Transient hotel, motel or dormitory
 - Garage
 - Carport
 - Mobile Homes
 - Other-Specify _____

- B. OWNERSHIP**
- | | |
|---|--|
| Public | Private |
| 1. <input type="checkbox"/> Federal | 6. <input checked="" type="checkbox"/> Taxable |
| 2. <input type="checkbox"/> State | 7. <input type="checkbox"/> Tax Exempt Inst. |
| 3. <input type="checkbox"/> County | |
| 4. <input type="checkbox"/> City or Town | |
| 5. <input type="checkbox"/> Other (International) | |
- Please Specify _____

- NON-RESIDENTIAL**
- Amusement, recreational
 - Church, other Religious
 - Industrial
 - Parking garage
 - Service Station, Repair Garage
 - Hospital, Institutional
 - Office, Bank, Professional
 - Public utility
 - School
 - Stores, Mercantile
 - Tanks, Towers
 - Other-Specify _____
 - Structures other than buildings

C. COST (Estimate)

Cost of improvement \$ _____
To be installed but not included in the above cost

a. Electrical _____

b. Plumbing _____

c. Heating, air conditioning _____

d. Other (elevator, etc.) _____

TOTAL COST OF IMPROVEMENT \$ 29,000

E. Is this structure part of a larger complex such as a hospital, university, industrial plant, shopping center, office building complex, etc.

YES (enter principal activity of the complex, e.g. Hospital, University, etc.)

NO

ZONING-Identify use for which land is zoned, for example: residential, commercial, industrial, other.

Residential

NON-RESIDENTIAL-Describe in detail proposed use of buildings, e.g. laundry building at hospital, elementary school, parking garage - or department store, rental office building or office building at industrial plant. If use of existing building is being changed, enter proposed use.

DESCRIPTION & REMARKS:

3 bedroom split foyer with recreation room and fireplace, 12x10 screen porch off the dining room area. SF-52

III. SELECTED CHARACTERISTICS OF NEW BUILDINGS, ADDITIONS OR ALTERATIONS ONLY (Leave blank for repairs, wrecking, etc.)

- G. PRINCIPAL TYPE OF FRAME**
- Masonry (wall bearing)
 - Wood frame
 - Structural Steel
 - Reinforced concrete
 - Other-Specify _____

- K. TYPE OF MECHANICAL**
- AIR CONDITIONING**
- Central-elec.
 - Central-gas
 - Individual room air conditioner
 - None

M. NUMBER OF OFF STREET PARKING SPACES

Enclosed _____ Outdoors 2

- H. PRINCIPAL TYPE OF HEATING FUEL**
- Gas
 - Oil-Grade No. (circle) 1, 2, 3, 4, 5, 6
 - Electricity
 - Coal
 - Other-Specify _____

- INCINERATOR**
- None
 - Incinerator with air-pollution control
 - Settling chamber
 - Scrubber
 - Precipitator
 - Other _____
 - Incinerator without air-pollution control

N. RESIDENTIAL (Complete only for new bldg.)

Single Family

Total Single Family Units 1

Total No. of Bedrooms 3

Bathrooms 3

Full _____

Half _____

Multi-family

Total No. Kitchens _____

Bathrooms: Full _____ Half _____

Total Other Rooms _____

Total No. of Buildings _____

Total No. apartments by no. of bedrooms:

0 (efficiency) _____

1 _____

2 _____

3 _____

4 _____

5 or more-specify _____

Total No. Apartments _____

- I. TYPE OF SEWAGE DISPOSAL**
- Public
 - Private (septic tank, etc.)

ELEVATOR(s)

Enter number (0, 1, 2, etc.) 0

- J. TYPE OF WATER SUPPLY**
- Public or Privately owned company
 - Individual, well, cistern

L. DIMENSIONS

No. of Stories above street level 1

Basement Yes No

Height of Construction, Ft. 24'

Width 52' Depth 29'

Total floor area, sq.ft. incl. bsmt. 1,560

(All floors based on exterior dimensions)

Total Land Area, Sq. Ft. 8,806

Name	Mailing address - Number, street, city, and state	ZIP code	Tel. No.
Owner Crestwood Construction Corp.	7394 Reservoir Road Springfield, Virginia	22150	451-8700
Contractor Crestwood Construction Corp.	Springfield, Virginia State Reg. # 4972 Cnty. Reg. #	22150	451-8700
Architect Engineer Barkley Pierce Associates	100 West Great Falls Street Falls Church, Virginia State Reg. # 1875	22046	532-5757

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or private building restrictions, if any, which may be imposed on the above property by deed.

Crestwood Construction Corp.
Deborah Stanberg
(Signature of Owner or Authorized Agent) Date 1 September, 1970

7394 Reservoir Road, Springfield, Virginia 22150
Address

752 N

APPLICANT: DO NOT WRITE BELOW THIS LINE

ROUTING	OFFICE	FLOOR	APPROVED BY	DATE	OFFICE	FLOOR	APPROVED BY	DATE
		Land Office	4	<i>gsc</i>		Design & Review	7	<i>gsc</i>
	Zoning Administrator	6	<i>gsc</i>	8-31-70	Health Officer	ANNEX		
	Sanitary Engineer	8	<i>gsc</i>	8-31-70	Housing & License	6		
			<i>CUB RUN</i>					

I hereby certify to the following statement:

- All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
- All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date _____ 19 _____ By _____
 Property Owner Authorized Agent

Supervisor of Assessments

Property is listed in name of Crescent Club Corp

Magistral District Centerville Deed Book Reference 311-319

Supervisor: John W. Ferguson (SC)

Subdivision Crescent Club Lot No. 3 Block 24 Section 6 Zone R-1.5C

Street Address _____

Use of Bldg. Dwelling Use after Alteration _____ No. Families One

BZA _____ SITE PLAN _____

Set Back: Front 30 Rt. Side 8' Left Side 20 Rear 25' Zoning Administrator *gsc*

RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

**BUILDING
 PERMIT APPLICATION**

APPLICATION NO

19

Date

JOB LOCATION

Street _____
 Building _____ Floor _____ Suite _____
 Subdivision _____
 Tenants Name _____

DO NOT WRITE IN THIS SPACE

Permit No. _____
 Map Reference _____
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER

Name _____
 Address (Mailing) _____
 City _____ State _____ Zip _____
 Telephone _____

CONTRACTOR

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

ROUTING

For	Description	Date	Approved By:
	Health Review		
	Site Review		
	Zoning Review		
	Sanitation Review		
	Building Review		
	Fire Review		

Model/Use _____

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

REMARKS:

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

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

ZONING REVIEW

Zoning Proffers Building _____
 Zoning Class _____
 Zoning Case # _____

BUILDING CHARACTERISTICS

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

GRADING AND DRAINAGE REVIEW

Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

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

YARDS Front Front Left Side Right Side Rear

REMARKS

FOR COUNTY USE ONLY:

Date _____ By _____
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee _____
 Amount Due _____

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

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

Signature of Owner or Agent

Date

Notary Signature

Date



County of Fairfax, Virginia

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

CORRECTIVE WORK ORDER Virginia Uniform Statewide Building Code

DATE OF ISSUANCE: October 16, 2014

METHOD OF SERVICE: OFFICE OF THE SHERIFF

LEGAL NOTICE ISSUED TO: Howard L, Weedon
Colleen M Weedon

ADDRESS: 14525 Lock Dr
Centreville, VA 20120

LOCATION OF VIOLATION: 14525 Lock Dr
Centreville, VA 20120-1346

TAX MAP REF: 0443 02240003

CASE #: 201406904 **SR#:** 110235

In accordance with Part I of the Virginia Uniform Statewide Building Code (USBC) 2009 Edition, effective March 1, 2011, an inspection on October 15, 2014 revealed a violation or violations as listed below at the referenced location. The cited violation(s) must be corrected within 30 calendar days from receipt of this notice unless otherwise indicated.

Explanation: On October 15, 2014, County staff inspected the above referenced premises and discovered that a carport has been converted to garage without the issuance of the required permit or permits, inspections, and approvals.

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

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

1. Schedule and pass the required County inspection(s) for the work described above within 45 calendar days from the date you are issued the required permit or permits for construction or demolition.

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

Weedon Howard L, Weedon Colleen M
October 15, 2014
SR 110235
Page 2

2. Contact me at (703)324-9321 within the timeframe established to confirm the violation(s) have been abated.
3. Call (703)222-0455 to schedule all building inspections related to this matter. Please reference CASE #: 201406904.

Note:

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

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

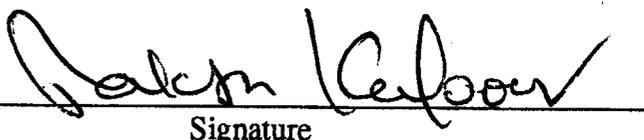
*When work described above involves the removal of unpermitted features (including appliances, cabinets, plumbing/gas fixtures) a demolition permit will be required. Be advised that any zoning ordinance violations contained in a separate Notice of Violation must also be corrected prior to or in conjunction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

*Additional fees for unpermitted work may apply.

You are directed to notify Rakesh Kapoor by return correspondence to 12055 Government Center Parkway, Suite 1016 Fairfax, VA 22035 or telephone call to (703)324-9321 within three (3) working days from the date you receive this Order, of your election to accept or reject the terms of this Order. Failure to do so shall result in the immediate issuance of a Notice of Violation and the initiation of legal action to bring the above referenced property into compliance with the USBC.

If you have any questions, would like to schedule an appointment to meet with me, or to schedule a site visit, please contact me directly at (703)324-9321 or the main office at (703)324-1300.

Notice Issued By:


Signature

Weedon Howard L, Weedon Colleen M
October 15, 2014
SR 110235
Page 3

Rakesh Kapoor
(703)324-9321
Rakesh.Kapoor@fairfaxcounty.gov
Department of Code Compliance Investigator III

CC: Case File
Residential Inspections Branch Chief
Commercial Inspections Engineer V

PERSONAL SERVICE

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

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

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

Served on a Secretary of the Commonwealth.

Not found.

Stacey A. Kincaid
SERVING OFFICER

10/16/14
DATE

Stacey A. Kincaid, Sheriff
Fairfax County, VA

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DATE

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Not found.

SERVING OFFICER
for _____

DATE

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Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
for _____

DATE

Similar Case History

Group: 83-S-141

VC 83-S-141

APPLICANT: LANNY S. & GAIL MARIE BLAINE
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 11/22/1983
ZONING DISTRICT: R-3
DESCRIPTION: TO ALLOW CONSTRUCTION OF GARAGE ADDITION TO DWELLING TO 2 FT. FROM SIDE LOT LINE SUCH THAT TOTAL SIDE YARDS WOULD BE 14 FT. (8 FT. MIN., 20 FT. TOTAL MIN. SIDE YARDREQ.)
LOCATION: 14619 ALGRETUS DRIVE
TAX MAP #S:
 0443 02280018

Group: 87-S-063

SP 87-S-063

APPLICANT: ALLISON D PELKEY
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 01/20/1988
ZONING DISTRICT: R-3
DESCRIPTION: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO ALLOW DECK TO REMAIN 4.0 FT. FROM SIDE LOT LINE ON A CORNER LOT (8 FT. MIN. SIDE YARD REQ. BY SECT. 3-307)
LOCATION: 05303 KIMANNA DRIVE
TAX MAP #S:
 0443 02280014

Group: 95-Y-115

VC 95-Y-115

APPLICANT: JOHN H ZUIKER
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 01/24/1996
ZONING DISTRICT: R-3
 PDH-3
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 5.2 FT. FROM SIDE LOT LINE SUCH THAT SIDE YARDS TOTAL 19.9 FT.
LOCATION: 14704 BAUGHER DRIVE
TAX MAP #S:
 0443 02390006

Group: 2003-SU-082

VC 2003-SU-082

[STAFF REPORT](#)

APPLICANT: WALTER JOHN COTTER
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/30/2003
ZONING DISTRICT: R-3
DESCRIPTION: TO PERMIT CONSTRUCTION OF ADDITION 4.1 FEET FROM SIDE LOT LINE
LOCATION: 14703 CRENSHAW DRIVE
TAX MAP #S:
0443 02260025

8-006 General Standards

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

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

8-903 Standards for All Group 9 Uses

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

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

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

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

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

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

2. The BZA determines that:

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

4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.