



County of Fairfax, Virginia

September 9, 2015

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2015-MA-094

MASON DISTRICT

APPLICANT/OWNER: Anthony A. Yang & Lilian E. Yang

STREET ADDRESS: 6510 Lakeview Drive, Falls Church, 22041

SUBDIVISION: Lake Barcroft, Section 3

TAX MAP REFERENCE: 60-4 ((13)) 0384

LOT SIZE: 16,200 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: Reduction of certain yard requirements to permit construction of garage addition 27.8 feet from front lot line and 9.0 feet from side lot line, and reduction of minimum yard requirements based on error in building location to permit a deck with stairs to remain 5.5 feet from side lot line

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-MA-094 for the garage addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Megan Duca, AICP

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



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.**



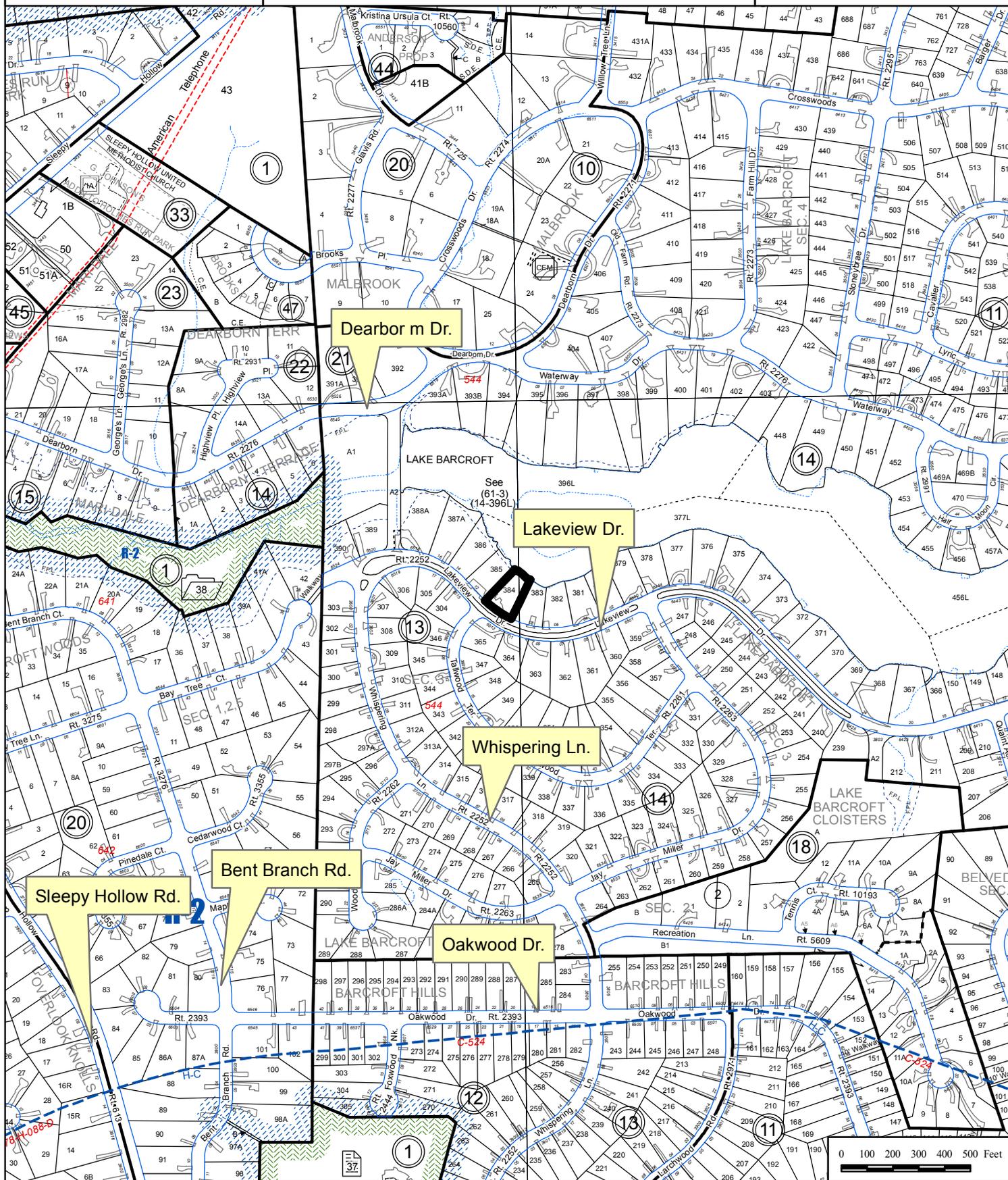
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit

SP 2015-MA-094

ANTHONY A. YANG & LILIAN E. YANG



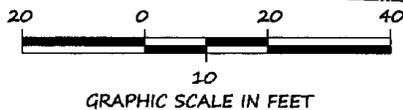
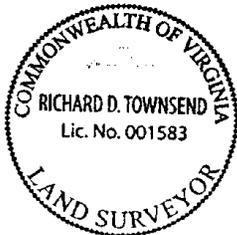
NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X" THERE IS NO FLOOD HAZARD AREA ON THIS LOT.
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. SEE ARCHITECTURAL PLANS FOR DIMENSIONS OF PROPOSED SUNROOM AND DECK ADDITIONS.
6. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER & SEWER
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25' IN WIDTH OR GREATER AFFECTING THIS PROPERTY.

PROPERTY ZONING DISTRICT: R-2
 MINIMUM YARD REQUIREMENTS:
 FRONT: 35'
 SIDE: 15'
 REAR: 25'

STRUCTURE HEIGHT (FROM EX GRADE)

- (A) = 9.00'
- (B) = 9.20'
- (C) = 17.67' (DWELLING HEIGHT)
- (D) = 10.50'
- (E) = 14.33'
- (F) = 16.58'
- (G) = 8.67' (ELEVATED DECK HEIGHT)
- (H) = 15.9' (PROPOSED GARAGE HEIGHT)



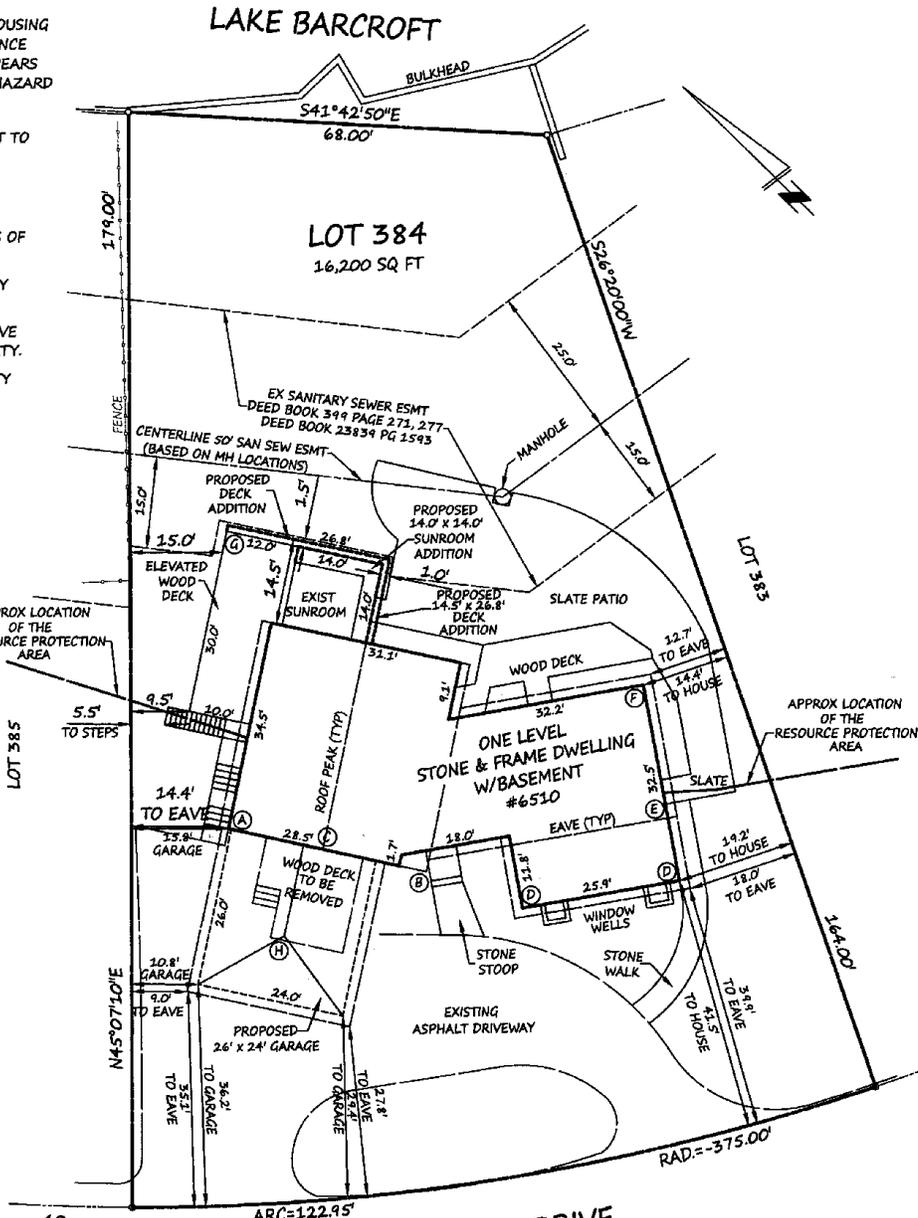
| FLOOR AREA (SQ FT): | | | | |
|---------------------|-----------|-----------|--------|------------------|
| | UPPER LVL | LOWER LVL | GARAGE | GROSS FLOOR AREA |
| EXISTING | + 2085 | + 2217 | + 0 | = 4302 |
| PROPOSED | + 2085 | + 2298 | + 624 | = 5007 |

| FLOOR AREA RATIOS: | |
|--------------------------|---|
| PROP. SUNROOM EXPANSION: | 0.02 (= 81 SQ FT / 4302 EX. GFA) |
| PROP. GARAGE: | 0.15 (= 624 / 4302) |
| EX. GFA RATIO: | 0.27 (= 4302 SQ FT / 16,200 SQ FT LOT AREA) |
| PROP. GFA RATIO: | 0.31 (= 5007 / 16,200) |

SPECIAL PERMIT PLAT
LOT 384 - SECTION THREE
LAKE BARCROFT
 MASON DISTRICT #1A
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: 5-19-2015

RECEIVED
 Department of Planning & Zoning
 JUN 05 2015
 Zoning Evaluation Division



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

[Signature]
 CERTIFIED LAND SURVEYOR

SCHOOLS & TOWNSEND, P.C.
 ENGINEERS · SURVEYORS
 9252 MOSBY STREET · MANASSAS, VIRGINIA 20110
 703-368-8001 · 631-2995 · FAX 703-368-9950

| | | |
|--|-------------------------|---------------|
| PARCEL IDENTIFICATION #: 0604-13-0384 | CASE NAME: ANTHONY YANG | DRFT. BY: TS |
| OWNER OF RECORD: YANG (DEED BOOK 23764 PAGE 848) | WO#: 415-270 | FB. 597 PG. 6 |
| | | CHKD. BY: KH |

SPECIAL PERMIT REQUEST

The applicant is seeking approval of two special permit requests. The first request is to permit construction of a garage addition 27.8 feet from the front lot line and 9.0 feet from a side lot line. The proposed 624 square foot garage will be 15.9 feet in height and located in the front of the dwelling. The garage design and materials will be consistent with that of the existing dwelling.

Special Permit Request #1

| | Structure | Yard | Min. Yard Req.* | Structure Location | Proposed Reduction | Percent of Reduction |
|-----------------------|-----------------|--------------|-----------------|--------------------|--------------------|----------------------|
| Special Permit | Garage Addition | Front | 35 feet | 27.8 feet | 7.2 feet | 20.6% |
| | | Western Side | 15 feet | 9.0 feet | 6.0 feet | 40% |

* Minimum yard requirement per Section 3-207 of the Zoning Ordinance

The applicant is also requesting approval for a reduction in minimum yard requirements based on an error in building location to permit an existing deck with stairs to remain 5.5 feet from the side lot line.

Special Permit Request #2

| | Structure | Yard | Min. Yard Req.* | Structure Location | Proposed Reduction | Percent of Reduction |
|-----------------------|------------------|---------------------|-------------------|--------------------|--------------------|----------------------|
| Special Permit | Deck with Stairs | Western (left) Side | 10 feet (stairs)* | 5.5 feet (stairs) | 4.5 feet | 45% |
| | | | 15 feet (deck)** | 9.5 feet (deck) | 5.5 feet | 36.7% |

*Pursuant to Section 2-412, the stairs may extend five feet into the minimum required yard

**Minimum yard requirement per Section 3-207 of the Zoning Ordinance

Staff notes that the Special Permit Plat also depicts proposed additions to the deck and sunroom near the rear of the dwelling; however, these structures as proposed meet the minimum yard requirements and are not part of the subject application. A copy of the special permit plat titled "Special Permit Plat, Lot 384 – Section Three, Lake Barcroft," prepared by Richard D. Townsend, L.S. on May 19, 2015, is included in the front of the staff report. Copies of the proposed development conditions, the statement of justification and file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 16,200 square foot lot contains an existing single family detached dwelling. An asphalt driveway is located at the front of the dwelling and provides access to the dwelling from Lakeview Drive. A slate patio and adjacent wood deck are located to the rear of the dwelling near the eastern side, and an elevated wood deck and sunroom are located near the rear of the dwelling on the western side. The property contains a Resource Protection Area (RPA) associated with Lake Barcroft that begins near the center of the property and extends through the rear of the property. A sanitary sewer easement is located in the rear yard of the property.

The subject property is situated north of Columbia Pike in the Lake Barcroft subdivision. The subject property and the surrounding properties are zoned R-2 and developed with single family detached dwellings.



Figure 1- Aerial View of Property

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1953. The property was purchased by the current owners in 2014.

On June 21, 1990, a permit was issued for the construction of the deck located at the front of the dwelling. This deck is proposed to be removed with the construction of the proposed garage addition.

On October 6, 2014, a Deed of Vacation of Easement was signed by the Board of Supervisors to vacate a portion of the sanitary sewer easement on the subject property. The revised boundaries of the sanitary sewer easement now avoid all existing and proposed structures on the property.

In 2015, an interior alteration permit and associated plumbing and electrical permits were issued for alterations within the existing dwelling.

There is no building permit on file for the existing elevated wood deck with stairs located on the western side of the dwelling. Based on a House Location Plat dated September 2, 1977 that was submitted for the 1990 deck permit (Appendix 4), the

existing patio and western deck existed at least since 1977, which predates the current Zoning Ordinance. According to the applicant's Statement of Justification, the deck and attached stairs were both constructed prior to 1970 when the previous owners purchased the property. The applicant has indicated that the deck and stairs may have been constructed with the dwelling in 1953, and as such would have been approved as part of the original permit for the dwelling.

The relevant building permit history is contained in Appendix 4.

Similar applications for additions have been heard by the BZA in this neighborhood. A copy of all similar cases for approved additions that encroach into minimum required yards and for structures that were approved as an error in building location is included in Appendix 5.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
Planning District: Baileys
Planning Sector: Barcroft Community Planning Sector (B5)
Recommendation: 2-3 dwelling units/acre

Resource Protection Area

A portion of the existing dwelling and accessory structures, including the deck along the western side lot line, are located within the RPA. These areas have already been disturbed with the construction of the dwelling and associated accessory structures. The proposed garage is not located within the RPA; however, the deck and sunroom at the rear of the dwelling are located within the RPA and the applicant intends to make additions and repairs to these structures.

Chapter 118 of the County Code contains the Chesapeake Bay Preservation Ordinance, which generally governs development activity within the RPA. Section 118-5.5 of Chapter 118 allows for the administrative approval of minor additions to principal structures established as of 1993 which do not result in the creation of 1,000 square feet or more of additional impervious area within the RPA. Given that the proposed additions to the sunroom and deck are located within the RPA, the applicant may be required to submit a Waiver of the Resource Protection Area (WRPA) and Water Quality Impact Assessment (WQIA) under this provision prior to the construction of these additions to ensure compliance with the Chesapeake Bay Preservation Ordinance. The proposed addition associated with the Special Permit, however, is not located within the RPA and, therefore, would not be subject to these reviews.

Zoning District Standards

| Bulk Standards (R-2) | | |
|-----------------------------|--------------------|--|
| Standard | Required | Provided |
| Lot Size | 15,000 sf. | 16,200 sf. |
| Lot Width | Interior: 100 feet | 110 feet |
| Building Height | 35 feet max. | 17.7 feet |
| Front Yard | Min. 35 feet | 27.8 feet ¹ |
| Side Yard | Min. 15 feet | 5.5 feet (west) ¹ ; 12.7 feet (east) ² |
| Rear Yard | Min. 25 feet | +/- 65 feet |

1. The applicant is requesting a special permit.
2. The existing dwelling is located 12.7 feet from the side lot line, including the eave. Although this does not meet the current minimum required side yard of 15 feet, the dwelling was constructed in 1953 and is vested.

| Table for Accessory Structures | | | | |
|---|-------------|---------------------------------|--|-----------------------------------|
| Structure | Yard | Minimum Yard Required | Existing Location | Permit Status |
| Patio | Side | 10 feet ¹ | +/- 2.5 feet ² | n/a |
| Wood Deck at Eastern Corner of Dwelling adjacent to Patio | Side | 10 feet ¹ | +/- 11.5 feet | n/a |
| Wood Deck with Stairs at Western Side of Dwelling | Side | 15 feet (10 feet for stairs) | 5.5 feet (stairs) ² 9.5 feet (deck) ² | No record of permits ³ |

1. Pursuant to Sect. 2-412 of the Zoning Ordinance, a deck with no part of its floor higher than four feet above finished ground level may extend up to five feet into the minimum required side yard.
2. The patio is shown on a 1977 house location plat.
3. The applicant has applied for a special permit for an error in building location. There is no record of permits for this deck. However, according to the applicant, this deck has existed in its current location since at least 1970 and may have been constructed with the dwelling in 1953.

Staff notes that the percentage of the front yard containing a driveway appears to exceed the 25% maximum stipulated in the Zoning Ordinance for the R-2 District. However, staff's review of historic aerial imagery indicates that the driveway was on the subject property since at least 1997. Staff from the Zoning Administration Division determined that the driveway is grandfathered and can remain in its current condition.

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 in vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood. |
| Standard 5 <i>Landscaping/ Screening</i> | The proposed garage does not require any additional landscaping or screening. |
| 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, other than additional parking that will now be available within the garage. |
| 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)

Garage 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 garage would be located 27.8 feet from the front lot line and 9.0 feet from the side lot line; the required front yard in an R-2 District is 35 feet, resulting in a reduction of 7.2 feet or 20.6% for the garage. The required side yard in an R-2 district is 15 feet, resulting in a reduction of 6.0 feet or 40.0% for the garage.</p> <p>B. Pipestem lots- N/A</p> <p>C. Accessory structure locations – N/A</p> <p>D. Extensions into minimum required yards allowed by Sect. 2-412- N/A</p> |
|---|---|

| | |
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| <p>Standard 2 <i>Not a Detached Structure in a Front Yard</i></p> | <p>The application does not propose a detached accessory structure.</p> |
| <p>Standard 3 <i>Principal Structure that Complied with Yard Requirements When Established</i></p> | <p>When the existing dwelling was built in 1953 it complied with all Zoning Ordinance requirements.</p> |
| <p>Standard 4 <i>Addition No More than 150% of Existing Gross Floor Area (GFA)</i></p> | <p>The proposed garage will be approximately 624 square feet in area. The existing GFA of the primary structure is 4,302 square feet; therefore, the proposed addition will be 14.5% of the GFA.</p> |
| <p>Standard 5 <i>Accessory Structure Subordinate in Purpose, Scale, Use and Intent</i></p> | <p>As the addition will be included as a part of the principle structure, this standard is not applicable.</p> |
| <p>Standard 6 <i>Construction in Character with On-Site Development</i></p> | <p>The proposed garage will be constructed in the front of the existing dwelling. The garage will include stone masonry at the front corners with plank siding. The elevation drawings indicate that the materials, size and scale of the proposed addition would be compatible with the existing dwelling. The garage is proposed to be 15.9 feet in height, which is slightly less than the height of the existing dwelling (17.67 feet). See Figure 2 below for the architectural elevations.</p> |



SOUTH ELEVATION (VIEW FROM LAKEVIEW DRIVE)

— 6/20/15

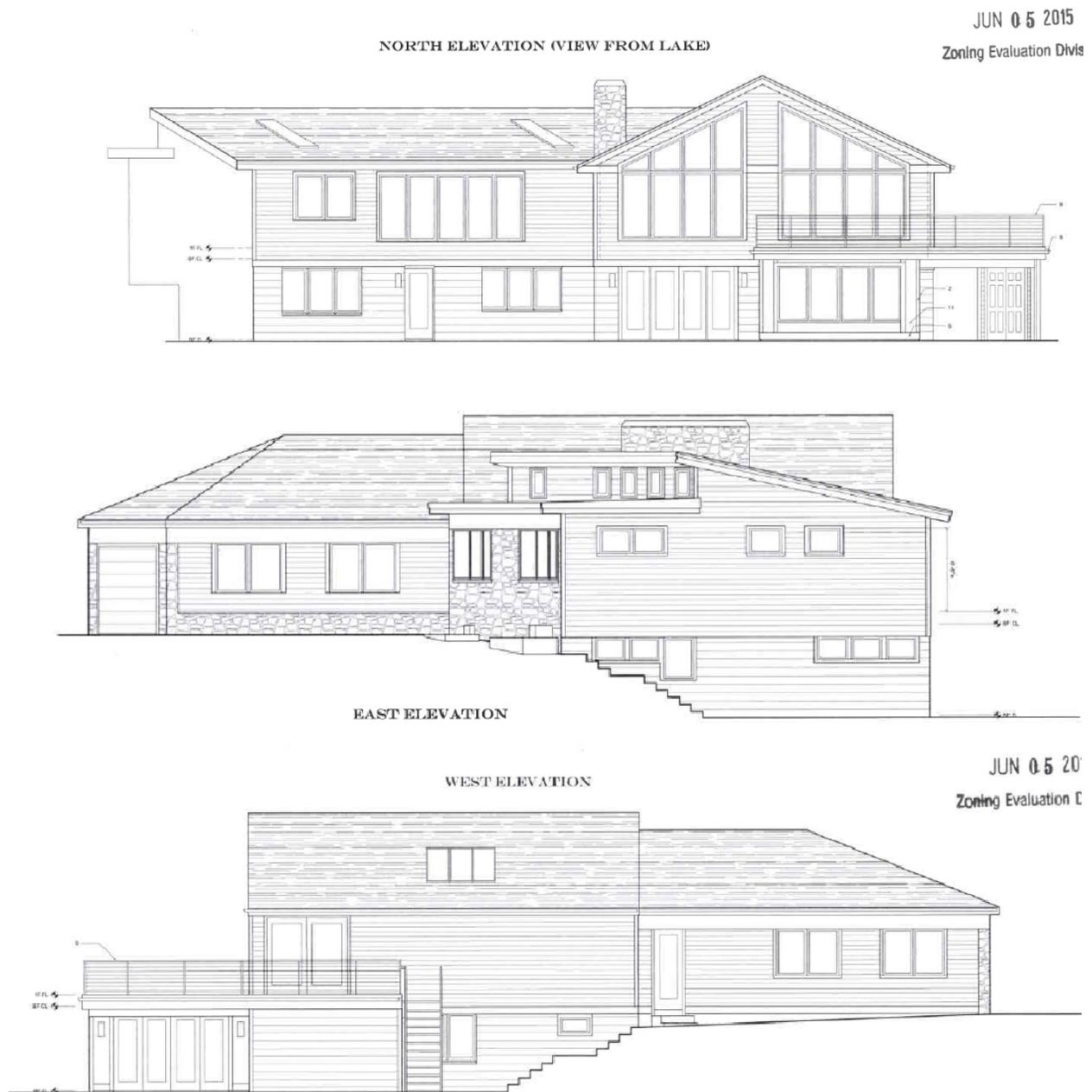


Figure 2- Architectural Elevations

| | |
|--|--|
| <p>Standard 7 <i>Construction Harmonious with Off-Site Development</i></p> | <p>Through aerial photography and background research, staff has confirmed that there are similar additions on neighboring properties. The proposed garage addition would not affect neighboring properties in terms of location, height or bulk in staff's opinion.</p> |
| <p>Standard 8 <i>Construction Shall Not Adversely Impact Adjacent Properties</i></p> | <p>Staff believes that the proposed garage 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. The proposed addition will be constructed in an area that already contains some impervious surface, as the existing wood deck will be demolished with the construction of the</p> |

| | |
|--|---|
| | garage. 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> | <p>Staff believes the special permit proposal is the minimum amount of reduction necessary. Due to the somewhat irregular shape of the lot and the angled alignment of the dwelling on the property, possible locations for a garage addition are limited. The location of the garage has been shifted in order to allow the existing driveway to provide vehicular access to the garage without the need for additional driveway paving. The proposed location is appropriate as it is located in the area of the existing driveway. The requested reductions to the front and side yard requirements are both below the 50 percent allowable reduction.</p> <p>As previously noted, there is a Resource Protection Area on the property and the applicant may be required to address this during the permit process for the proposed sunroom and deck expansion. However, the proposed garage is not located within the RPA. Further, the sanitary sewer easement located at the rear of the property was adjusted in 2014 so that no existing or proposed features are located within that easement.</p> <p>Other issues of yard determination, slopes, wells, and historic resources are not applicable to this site.</p> |
| Standard 10 BZA May Impose Conditions | Proposed development conditions are included in Appendix 1. |
| Standard 11 Submission Requirements | A copy of the plat is included at the beginning of this report. |
| Standard 12 Architectural Elevations | Proposed elevations are included at 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-MA-094 for the garage 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 and File Photographs
3. Applicant's Affidavit
4. Building Permit History
5. Similar Case History
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-MA-094****September 9, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MA-094 located at Tax Map Number 60-4 ((13)) 384 to permit a reduction of minimum and certain yard requirements pursuant to Sect(s). 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 garage addition and deck as shown on the plat, Special Permit Plat, Lot 384 – Section Three, Lake Barcroft,” prepared by Richard D. Townsend, L.S. on May 19, 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 $4,302 \text{ square feet existing} + 6,453 \text{ square feet (150\%)} = 10,755 \text{ square feet maximum permitted on lot}$ 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.



SOUTH ELEVATION (VIEW FROM LAKEVIEW DRIVE)

NORTH ELEVATION (VIEW FROM LAKE)

JUN 05 2015
Zoning Evaluation Divs



EAST ELEVATION



WEST ELEVATION

JUN 05 20
Zoning Evaluation C



JUN 05 2015

Zoning Evaluation Division

**Special Permit
Statement of Justification
6510 Lakeview Drive, Falls Church, VA
Anthony & Lilian Yang, Owners**

- A. *Type of operation(s)*: Not Applicable.
- B. *Hours of operation*: Not Applicable.
- C. *Estimated number of patrons/clients/patients/pupils/etc.*: Not Applicable.
- D. *Proposed number of employees/attendants/teachers/etc.*: Not Applicable.
- E. *Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day*: None.
- F. *Vicinity or general area to be served by the use*: The property serves only as a private single-family residence.
- G. *Description of building facade and architecture of proposed new building or additions*:

The proposed new garage will be added to the front of the single-family dwelling at 6510 Lakeview Drive. The architecture and facade of the garage will be in keeping with the mid-century architecture of the existing house. The architectural drawings enclosed with this application (pp. 4a-7a) illustrate that the garage design and materials will match the main house, which we will be renovating contemporaneously. The garage exterior will include stone masonry at the front corners and as exterior wainscoting for the east wall, plank siding for the balance of the walls, an architectural-shingle roof, and roof eaves. Each component will complement the corresponding elements of the main house.

The application also seeks to legitimate the *existing* elevated deck, the stairs attached thereto, and the house. These existing structures are discussed further below.

- H. *A listing, if known, of all hazardous or toxic substances ...*: None / Not Applicable.
- I. *A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification*:

We are applying for a special permit under Sections 8-914 and 8-922 of the Zoning Ordinance to reduce the front-yard and side-yard requirements for our home at 6510

Lakeview Drive, which is located on 16,200 square feet of land that is currently zoned R-2. The property is in the Mason District and is identified at Tax Map 60-4 ((13)) 384. We discuss each requested front and side-yard reduction below. We then explain how each satisfies the applicable requirements for an exception from applicable minimum-yard requirements.

1. Front Yard: Auxiliary structure (garage) 27.8 feet from front lot line

First, we seek a 7.2-foot reduction in the 35-foot minimum front-yard requirement to permit construction of an auxiliary structure (a garage) 27.8 feet from the front lot line. The garage will replace an existing handicap-accessible wood deck and will be situated on top of the property's existing blacktop driveway. The addition of the garage as part of our ongoing renovation of the 1953 house will significantly improve the aesthetics of the property and have no deleterious effects for the surrounding area.

Our need for a reduction in the minimum front-yard requirement to accommodate the garage stems from the location of our house on the lot. We have selected a location for the garage that minimizes our need for a reduction in front yard-length. We require a reduction in the minimum front-yard requirement because the house is located too close to the street to permit construction of a garage without extending 5.6 feet (for the garage wall corner) to 7.2 feet (for the corner eave) into the minimum yard.

The location of the house reflects the unusual (and interesting) history of our property in Lake Barcroft. As explained in greater detail in the margin, after President Roosevelt directed the construction of Fairfax County's sewer system as a federal, defense-related public work, the federal government in 1942 obtained a 50-foot-wide sanitary-sewer easement in wartime condemnation proceedings.¹ The easement, which

¹ In 1939, when armed conflict broke out in Europe, President Roosevelt declared a state of national emergency that prompted a significant increase in the United States' national defense preparations. In June 1941, less than six months before the Pearl Harbor attack triggered our Nation's entry into World War II, Congress amended the Lanham Act of 1940 to provide for the development of defense public works, including sewers, in "any area or locality" in which the President found "an acute shortage of public works . . . necessary to the health, safety, or welfare, of persons engaged in national-defense activities." Act of June 28, 1941, ch. 260, § 3, 55 Stat. 361-362 (enacting 42 U.S.C. 1531-1534 (Supp. II 1942)). Once the United States entered World War II, "defense housing needs in the Washington area led the [federal] government to construct a large sewer project to serve defense housing properties in Fairfax County." *United States v. Certain Parcels of Land in the County of Fairfax, Virginia*, 345 U.S. 344, 345-346 (1953). President Roosevelt authorized General Philip Fleming, the then acting Administrator of the Federal Works Agency, to construct the County's sanitary sewer system. See *United States v. Certain Parcels of Land in Fairfax County*, 228 F.2d 280, 281-282 (4th Cir. 1955)

crosses through the center part of our property (see 2015 and 1977 Plats at pp. 1a-2a), significantly reduced the options that were available in 1953 for locating a house on the property, and it forced the house to be constructed closer to the front-lot line. See footnote 1, *supra*. The sanitary-sewer easement affected most of the lake-front properties in this area of Lake Barcroft, and it had a particularly adverse effect on our property, which is located at a bend in the sewer line. Because the “elbow” of that bend penetrates deeper into our lot than into neighboring lots (see sewer map at p. 3a), the sewer easement forced our house to be located even closer to the front-lot line when it was built in 1953.

Today, more than sixty years later, the lingering effects of President Roosevelt’s wartime sewer system continues to impact the property. We have recently vacated the ten feet of sanitary sewer easement closest to the house and vacated an additional area around the existing rear deck and sunroom. See Fairfax Co. Deed Book 23839, pp. 1594, 1598. But the house continues to be located on the lot in a position that requires a special permit to construct a garage, a now standard feature of modern residential property.

(reproducing President Roosevelt’s March 1942 authorization). To implement that directive, the federal government instituted condemnation proceedings under the Lanham Act to obtain the requisite sewer easements and, in December 1942, a federal court condemned for the United States a 50-foot-wide sanitary sewer easement along the shore of Lake Barcroft. See Fairfax Co. Deed Book 399, pp. 270-271, 277 (recorded court order). The federal government constructed a sewer line within the easement, and after World War II, Fairfax County purchased the federal sewer system (including the easement) from the United States. See Fairfax Co. Deed Book 856, pp. 296, 298 (Dec. 5, 1950 deed).

Around the same time, property developers purchased Lake Barcroft and the surrounding property from the Alexandria Water Company. See Fairfax Co. Deed Book 772, pp. 212, 219 (June 1950 deeds). In 1951, the developers subdivided the land containing our lot. See Fairfax Co. Deed Book 868, p. 7 (Lake Barcroft Section III); see also Fairfax Co. Deed Book 928, p. 253 (confirming subdivision). As the Lake Barcroft history explains, the Fairfax County Board of Supervisors followed the recommendation of the County’s Planning Division to zone the Lake Barcroft property “suburban residential with minimum lot sizes of 10,000 square feet.” *Lake Barcroft History* 6 (2001) <<http://www.lakebarcroft.org/docs/community/LakeBarcroftHistory.pdf>>. The initial Lake Barcroft lots (including our lot in Section III) were relatively “small, which led to zoning problems.” *Id.* at 8. In particular, the “sewer line parallel to Lakeview Drive—near the water—created an easement that pushed home construction . . . toward the street” and, “in several cases, the houses had to be placed closer than the county building code permitted.” *Ibid.* The history reports that “[t]he county recognized the problem and rubber-stamped requests for variances.” *Ibid.*

2. Side Yard (West): Auxiliary structure (garage) 9.0 feet from west lot line; existing elevated deck 9.5 feet from west side lot line; and existing, uncovered stairs attached to that deck

Second, we seek a reduction in the 15-foot minimum side-yard requirement (a) to allow the construction of the aforementioned auxiliary structure (garage) 9.0 feet from the western side lot line and (b) to legitimate an existing elevated deck that was built 9.5 feet from the western side lot line and the stairs attached to that deck.

a. We have discussed above the auxiliary structure (garage) in connection with our request for a reduction in the minimum front-yard requirement. The garage also requires a 6.0-foot reduction of the 15-foot minimum side-yard requirement. We require a reduction of the side-yard requirement because of the location of the existing house and, as described below, regulatory hurdles that render it practically impossible to locate the garage further from the side lot line. The proposed garage would extend 4.2 feet (for the garage wall corner) to 6.0 feet (for the corner eave) into the 15-foot minimum side yard.

Our special permit application originally proposed a garage that would be built at an angle from the house in order to locate the northwestern garage wall parallel to the side lot line. That proposal would not have intruded into the 15-foot minimum side yard. The application, however, was not accepted for submission because, as relevant here, the proposal required paving a small area of the grass island in the front yard in order to provide vehicular ingress and egress to the garage. Department of Zoning personnel informed us that Section 11-102(8), which was adopted in 2002, now prohibits paving more than 25% of any front yard in the R-2 Zoning District. Although our existing driveway (which covers significantly more than 25% of the front yard) preexisted the 2002 zoning change by nearly 50 years and therefore need not be brought into compliance with Section 11-102(8), Zoning Department personnel informed us that any amount of additional pavement would require that we bring our entire property into compliance with Section 11-102(8). Doing so would result in multiple problems. First, the cost of tearing up the circular driveway and replacing it with grass would be prohibitively expensive. We have invested all of our savings into the current renovation of the property and have no reserves left for such an additional project. Second, removing such a significant amount of driveway would presumably require an (expensive and time-consuming) water-quality survey and further regulatory hurdles because the removal would entail a significant amount of additional land disturbance.

Staff informed us that Section 11-102(8)'s requirements cannot be waived by a special permit and that a variance must instead be obtained to relax those requirements. The standard for obtaining a variance after the Virginia Supreme Court's decision in *Cochran v. Fairfax County Board of Zoning Appeals*, 267 Va. 756 (2004), however, is quite difficult to satisfy. After discussions with Staff, we therefore decided to abandon our initial design and direct our architect and surveyor to reorient the garage in order to avoid any need to add additional pavement that would trigger Section 11-102(8)'s

requirements. That reorientation has unfortunately required a small intrusion into the minimum side yard -- up to 4.2 feet at the garage wall corner and 6.0 feet at the associated eave. We discussed this change with our next-door neighbors on that side of the property, who explained that they do not object that small intrusion into the minimum side yard. In particular, our neighbors noted that we already have sufficient vegetation between our properties to provide adequate screening.

b. The deck and its attached stairs were built sometime before 1966. The County's December 1953 aerial photograph of our property (which we photographed at the County's GIS & Mapping Services office) shows our house as the first house in our immediate neighborhood, but the photograph is not sharp enough to determine whether the deck existed at that time. See photographic detail of 1953 aerial photograph at p. 19a. It also is unclear whether the 1953 photograph was taken before all house-related construction had been completed. The County's January 1966 aerial photograph of our property (at p. 20a), however, shows the deck at its current location. Compare the current plat at p. 1a and current photographs of the deck at pp. 10a-11a with the detail of the 1966 aerial photograph at p. 20a. The deck's sunshade along the north-western side of the house appears in the 1966 aerial photograph as a light colored rectangle, while the rest of the deck (which does not have a sunshade) bends clockwise around the corner of the house and appears in the photograph as a dark and faint rectangle (that portion of the deck sits in the shadow of the house). See p. 20a.² That 1966 photograph reflects what the prior residents have informed us, namely, that the deck-related structures were built before they moved to the property in 1970 and that those structures have not since been altered.³ A 1977 house location plat (at p. 2a) also shows the deck.⁴

As explained below, we have been unable to determine whether the deck initially complied with relevant zoning requirements. But even if the deck had not previously been

² Our planned renovation of the house will include repairs to the existing deck. Those repairs will remove the sunshade partially covering the deck in order to leave the entire deck uncovered.

³ The adult children of the prior owner of our property (*i.e.*, the heirs from whom we purchased the property) have told us that the deck structures were already built in 1970 when they moved to the property and that no deck-related structure has since been modified. They have informed us that the only structural modification after 1970 was the addition of the handicap accessible deck in the front yard in or around 1990.

⁴ The 1977 plat (at p. 2a) does not include the level of detail needed to show the stairs attached to the deck. The 1977 plat, for instance, also omits other similar details like the concrete stairs running along each side of the house. But based on the construction, materials, and current condition of the deck and stairs, it appears that the deck and its attached stairs were built contemporaneously. In any event, both the deck and attached stairs were both constructed before 1970. See footnote 2, *supra*.

a conforming structure, the rights to the deck and its attached stairwell—which were built about 50 years or more ago and have been taxed by the County—have long since vested. The deck now needs repairs and we intend to make repairs without altering the location of any structure along the western side-lot line. Those repairs will remove the sunshade partially covering the deck in order to leave the entire deck uncovered.⁵

i. The County’s GIS & Mapping Services office has informed us that our property was in the “Suburban Residential” zoning district in 1953 and in the R-17 zoning district from 1959-1978. See Zoning History Research form dated Mar. 11, 2015 (at p. 21a). Under the County’s 1954 and 1959 Zoning Ordinances, the minimum side yard for those districts was 15 feet, and balconies no more than 10 feet in width could extend 3 additional feet into the minimum side yard (*i.e.*, to within 12 feet of the side-lot line). See 1954 Fairfax Code §§ 6-5(c)(3), 6-11(6); 1959 Zoning Ord. §§ 3 (Schedule of Regulations), 4.3.4. The existing deck is 10-feet wide along the side of the house. But because the corner of the deck is located 9.5 feet from the side-lot line, the deck may not have satisfied the zoning requirements at the time.

When the County adopted its 1978 Zoning Ordinance, however, the deck complied with then-new requirements. The zoning for the property was redesignated as R-2 (see p. 21a), which established a 12-foot minimum side-yard requirement. See 1978 Zoning Ord. § 3-207(2)(A). The 1978 Ordinance also continued to allow decks “not more than ten (10) feet in width” to extend “three (3) feet into any required . . . side yard,” so long as the deck was at least “seven (7) feet” from the side-lot line. *Id.* § 2-412(4). Because those requirements allowed decks to extend to within 9 feet of the side-lot line, the deck complied with the relevant zoning requirements when the 1978 Ordinance was adopted.

Sometime after 1978, the County increased its minimum side-yard requirement for R-2 from 12 feet to the current minimum of 15 feet. See Zoning Ord. § 3-207(2)(A)(1)(b). In addition, the County eliminated automatic extensions into the minimum side yard for elevated decks on detached, single-family dwellings. See Zoning Ord. § 2-412(2)(B)-(C). The elevated deck thus does not comply with current requirements for newly constructed decks. The stairs attached to the deck also do not appear to comply with those requirements. We have been informed by a County Zoning Planner of the Day that stairs attached to a deck are governed by the same rules for the deck. The existing stairs extend a bit further into the side yard than the deck itself and they therefore would not

⁵ We note that an existing accessory storage structure—a 13.4 x 5.7-foot storage shed (77 square feet)—is located under the western corner of the deck in the lot’s western side yard. See photos at p. 11a showing the under-deck shed. Because the shed does not exceed 8.5 feet in height, the shed does not require a special permit. See Zoning Ord. § 10-104(10)(C) (“An accessory storage structure which does not exceed eight and one-half (8 ½) feet in height may be located in any part of any side yard,” except as qualified by provisions in Section 2-505 for corner lots that do not apply to this lot); see *id.* § 10-102(25) (storage structure must not exceed 200 square feet in gross floor area).

comply with zoning requirements for newly constructed decks and stairs. We are therefore seeking a reduction in the current minimum side-yard requirement to legitimate both the existing deck and the attached stairs.

As explained above, the deck and stairs were constructed about 50 years or more ago (*i.e.*, by 1966). The County has also taxed the deck. See Fairfax Tax Information printout at p. 22a-24a, which lists 323-square-foot “balcony” at p. 24a. As a result, the rights to the elevated deck and attached stairs have long ago vested. Our repairs to the existing deck and attached stairs would not alter their location in the side yard.

b. We note that we requested from the Zoning Administrator a vested-rights determination for the existing elevated deck and attached stairs. If we obtain that determination, we will submit the determination to supplement our Special Permit Application.

3. *Side Yard (East): Existing house/eave 14.4/12.7 feet from side lot line*

Finally, we note that we are seeking an administrative reduction in the 15-foot minimum side-yard requirement under Section 2-419 to legitimate a corner of the existing house (and eave) that in 1953 was built 14.4 feet (and 12.7 feet) from the eastern side lot line. If the Zoning Administrator does not approve that minor reduction based on an error in building location, we seek a special permit for the reduction as part of this application under Sections 8-914 and 8-922.

a. We have not been able to determine if an exception from the 15-foot side yard requirement was granted when the house was built in 1953. But if the house and eave did not comply with the minimum side-yard requirement at the time because no exception was granted, there is no indication that any error in house location was anything but a good-faith and inadvertent error that could now be corrected by the Zoning Administrator (under Section 2-419) or by the Board (under Section 8-914) as an error in building location. Moreover, we note that any such error was later cured when the County adopted its 1978 Zoning Ordinance, which adopted a 12-foot minimum side yard for R-2. The County later increased the side-yard requirement by adopting the current 15-foot minimum side yard. But regardless of the current requirement, the rights to the house and eave—which were built over 60 years ago—have long since vested.

When our house was built in 1953, it appears that the property was in the “Suburban Residence District,” which had a 15-foot minimum side-yard requirement and allowed eaves to extend 3 feet into that minimum yard. See 1941 Zoning Ord. § V(C)(3) (side yard); *id.* § XI(4) (eaves); see also 1954 Fairfax Code § 6-5(3) (same side-yard requirement for Suburban Residence District subdivisions like Section III of Lake Barcroft that have approved lot areas smaller than 15,000 square feet); *id.* § 6-11(4) (same allowance for eaves). The house was built 14.4 feet from the eastern lot line, thus extending 0.6 feet into the then-minimum side yard. The eave extends an additional 1.7

feet (for a total of 2.3 feet) into the minimum yard, *i.e.*, 12.7 feet from the eastern lot line. If the house did not comply with the then-existing requirements, nothing suggests that any error was anything but a good-faith house-location error made during construction.

The 1978 Zoning Ordinance, however, cured any defect in house location by reducing the minimum side-yard requirement to 12 feet (for R-2). See 1978 Zoning Ord. § 3-207(2)(A). Both the house and eave thus satisfied the side-yard requirements once the 1978 Zoning Ordinance was adopted. As noted, however, the County subsequently increased the side-yard requirement to 15 feet. We are therefore seeking a reduction in the current minimum side-yard requirement to legitimate the location of the house and eave.

b. Our request for a reduction in the minimum side-yard requirement satisfies the requirements in Section 8-914(2). *First*, the error (0.6 feet) does not exceed 10% of the measurement involved (15 feet). *Second*, the noncompliance was in good faith or was the result of an error in location after any relevant building permit. The small distance involved reflects the inadvertence of the location. The house was also the first house built in our immediate neighborhood (see detail of County's 1953 aerial photograph of our property at p. 19a), so no proximate building structures existed to aid in the location of the house. *Third*, the reduction or modification will not impair the purpose or intent of the current Zoning Ordinance because the house location was appropriate when the Ordinance was adopted in 1978 and the house has been at its current location for more than 60 years. *Fourth*, the nominal 0.6-foot extension into the minimum side yard will not be detrimental to the use and enjoyment of other property in the immediate vicinity, as reflected by the fact that the house (which was the first house built in the area) has been at its current location for over six decades. *Fifth*, the small 0.6 foot intrusion does not create any unsafe condition. *Sixth*, forcing us to modify the building structure to change the location of the house corner and eave by 0.6 feet would cause a financial hardship that is unreasonable because of the significant cost of that modification and the very minimal distance involved (0.6 feet), which neither materially affects our neighbors nor creates any safety hazard. *Finally*, the reduction will not result in an increased density or floor area ratio that would be prohibited by the R-2 zoning regulations. For the foregoing reasons, a reduction in the minimum-yard requirement is warranted for the existing house (and eave), even if the rights to the house location have not already vested.

In our preliminary discussions with the County's Zoning Office staff, the staff suggested that the very minor extension (0.6 feet) into the side yard by one wall corner of the house (and the associated eave) might be addressed and legitimated administratively without a special permit. If this aspect of our application is resolved administratively, we will withdraw this third component of this special permit application.

4. The General Special Permit Standards (§ 8-006) are satisfied

This application satisfies the eight general standards for special permits specified by Section 8-006 of the Zoning Ordinance.

Section 8-006, Standards 1-2: The property is and will continue to be used as a single family residence. That use is in harmony with the comprehensive plan and the general purpose and intent of the applicable zoning district regulations, which specify such a residential use.

Section 8-006, Standard 3: The property's use is also harmonious with and will not adversely affect the use or development of neighboring properties, as we separately discuss below for each of the three components of this application.

a. Attached Garage (front and side yard): With respect to the minimum front-yard requirement, the location of the eaves for the new garage closest to the front lot line will be 27.8 feet from that line, *i.e.*, only 7.2 feet within the existing 35-foot minimum front yard. Moreover, we note that because eaves normally are allowed to extend 3.0 feet into the minimum yard, see Zoning Ordinance § 2-412(1)(A), the eaves will extend only 4.2 feet further than what would be allowed under the Zoning Ordinance without a special permit. The wall for the same corner of the garage is even further from the front lot line: 29.4 feet (a mere 5.6-foot extension into the minimum yard area). With respect to the minimum side-yard requirement, the location of the eaves for the new garage closest to the side lot line will be 9.0 feet from the side lot line, *i.e.*, 6.0 feet within the existing 15-foot minimum side yard and only 3.0 feet further than allowed without a special permit. The wall for the same corner of the garage extend only 4.2 feet into the 15-foot side yard.

Our garage design also adopts a hip roof so that the roof will slant away from the front-lot and side-lot lines and minimizes any visual impact on the surrounding area. No views are blocked by the garage. Moreover, views of the garage from our adjoining neighbors are adequately screened by ample trees and foliage located around both side-lot lines. As a result, the new garage will not hinder or discourage development of adjacent property or impair the value thereof.

b. Elevated Deck and Attached Stairs (western side yard): The existing deck and attached stairs have remained at the same location for about 50 years (or longer). The continued presence of the deck and stairs will not adversely affect the use or development of neighboring properties. Existing trees near the western lot line effectively screen views of the deck and stairs from the neighboring property, the owners of which have told us that they fully support our renovation plans.

c. Corner of house (eastern side yard). The 0.6-foot extension of the one corner of the house into the minimum side yard is negligible. That state of affairs has existed since

the house was built 62 years ago, and its continued presence will not adversely affect any neighboring properties.

Section 8-006, Standard 4: The proposed use does not materially change any existing use of the house of any associated pedestrian or vehicular traffic. The addition of the garage will not change the volume or character of any vehicular traffic to or from the property. Nor will the addition affect or alter any pedestrian traffic.

Section 8-006, Standard 5: No additional landscaping or screening is warranted because existing trees and foliage on both sides of the property provide fully adequate screening (as described above).

Section 8-006, Standards 6-8: Not applicable.

5. *The Reduction-In-Yard-Requirement Standards (§ 8-922) are satisfied*

This application satisfies the twelve standards for a reduction in yard requirements specified by Section 8-922 of the Zoning Ordinance.

Section 8-922, Standard 1: This standard is satisfied because this application addresses minimum required yards as specified in the R-2 residential district in Article 3.

Section 8-922, Standard 2: This application includes, among other things, a request for an attached garage. The standard is satisfied because the application does not concern the placement of a detached accessory structure in a front yard.

Section 8-922, Standard 3: This application concerns a principal structure and use that complied with the minimum yard requirements when established, as discussed above. To the extent that the 1953 house location did not comply with then-existing requirements (because one corner of the house was built 14.4 feet from the side-lot line), such an error in building location can be addressed under Section 8-914.

Section 8-922, Standard 4: Standard 4 states that the resulting gross floor area of the dwelling, which includes the floor area of any attached garage, may be up to 150 percent of the total gross floor area at the time of the first expansion request. Because this is the first expansion request and because the existing floor area is 4302 square feet (2085 and 2217 square feet for the upper and lower levels, respectively, see p. 1a), the resulting floor area could be as large as 6453 square feet. After the addition of the garage (624 square feet) and an increase in the sunroom that is not subject to this application (an additional 81 square feet), the resulting floor area will be 5007 square feet, well within the 6453 square-foot limit.

Section 8-922, Standard 5: The resulting floor area of the new accessory structure (the garage) will be 624 square feet. See floor area on plat at p. 1a. That floor area is

clearly subordinate in purpose, scale, use, and intent to the 4302-square-foot principal structure (the house) on the site.

Section 8-922, Standard 6: The proposed development will construct a new garage and maintain at their current locations the existing deck, the uncovered stairs attached thereto, and house. That development is in character with the existing on-site development in terms of location, height, bulk, and scale of the existing structures on the lot. The locations of the deck, stairs, and house are unchanged, and the only new addition is the garage. The architect-designed garage perfectly matches the character of the existing house because its location logically fits the property layout, its height is shorter than and subordinate to that of the existing house, and its bulk and scale (24 foot x 26 foot) is in keeping with that of the house. The architectural drawings (at pp. 4a-6a) visually depict these points.

Section 8-922, Standard 7: The proposed development is harmonious with the surrounding off-site development in terms of location, height, bulk, and scope of the surrounding structures, topography, existing vegetation. The only new addition (the garage) is wholly in keeping with the neighborhood, topography, and trees, and the garage will nicely complement its surroundings.

Section 8-922, Standard 8: The proposed development will 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. The development will have no adverse effect on noise, light, air, safety, or erosion impacting adjacent property. It also will have no meaningful stormwater impact on an adjacent property because (1) the garage is being built where an existing deck is located and where existing asphalt pavement already exists; (2) no additional paving is needed to provide ingress and egress to the garage, and (3) the property is such that all stormwater runoff from the front of the property (where the garage will be located) will be directed to the back of our own property towards Lake Barcroft.

Section 8-922, Standard 9: The proposed reduction in yard requirements is the minimum necessary to accommodate the proposed structures on the lot. The reduced yard requirements that we have requested to accommodate (a) a new garage, (b) the existing deck and attached stairs, and (c) the existing house reflect precisely the distance from those structures to the relevant lot lines. Moreover, as discussed above, the proposed garage is located in a manner that will minimize the necessary reduction to the front-yard and side-yard requirements in light of the constraints imposed by Section 11-102(8). No other location for the garage would as effectively minimize the reduction in yard length necessary for the structure.

Section 8-922, Standard 10: No permit conditions would be warranted to satisfy these standards. The floor area of the new garage is wholly appropriate and proportional for the property. Moreover, the existing trees and foliage on both sides of the property

provide fully adequate screening for the garage and existing deck, such that no additional landscaping or screening should be required. The garage also does not block any views.

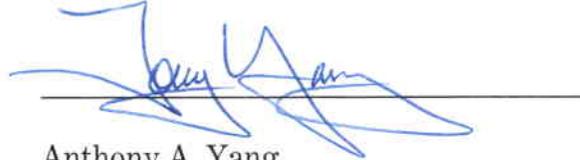
We note that we discussed and provided copies of our renovation plans to our neighbors to the west (Charles and Sarah de Seve, 6512 Lakeview Drive) and east (Christopher and Mary Ellen Jehn, 6508 Lakeview Drive). The de Seves are located on the side of the property where the existing elevated deck and attached stairs are located and where the garage will be built. They, like the Jehns, have told us that they support our renovation plans. We do not have any neighbors to the rear because that is where Lake Barcroft is located. Our neighbors across the street (with whom we have yet to discuss our project) will not have any views blocked by the garage and, we believe, their views will be improved by the removal of the existing weather-worn handicap-accessible ramp structure and the addition of the architect-designed garage. Our plans will substantially improve the aesthetics of the property, which is in extreme need of renovation and modernization.

Section 8-922, Standard 11: This standard is satisfied by the submission of fifteen copies of the enclosed 11" x 17" special permit plat and one 8.5" x 11" reduction of that plat.

Section 8-922, Standard 12: This standard is satisfied by the submission of architectural depictions of the proposed structures as viewed by all lot and street lines.

6. Conclusion

As described above, the proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards and, to the extent that any waiver, exception, or variance is sought, such has been specifically noted with the justification for such modification.



Anthony A. Yang
Applicant/Owner

DETAILS FROM 1953 AERIAL PHOTOGRAPH
(6510 LAKEVIEW DRIVE CIRCLED IN RED)



RECEIVED
Department of Planning & Zoning
MAR 16 2015
Zoning Evaluation Division

DETAILS FROM 1966 AERIAL PHOTOGRAPH
(6510 LAKEVIEW DRIVE CIRCLED IN RED)



RECEIVED
Department of Planning & Zoning

MAR 16 2015

Zoning Evaluation Division



SOUTH ELEVATION (VIEW FROM LAKEVIEW DRIVE THRU FRON T YARD)

2/1/2015



2/1/2015



SOUTH ELEVATION (VIEW FROM LAKEVIEW DRIVE THRU FRONT YARD)

2/1/2015



11/16/2014



2/1/2015

NORTH ELEVATION (VIEW FROM LAKE BARCROFT THRU REAR YARD)

WEST ELEVATION



2/1/2015



2/1/2015

EAST ELEVATION



2/1/2015



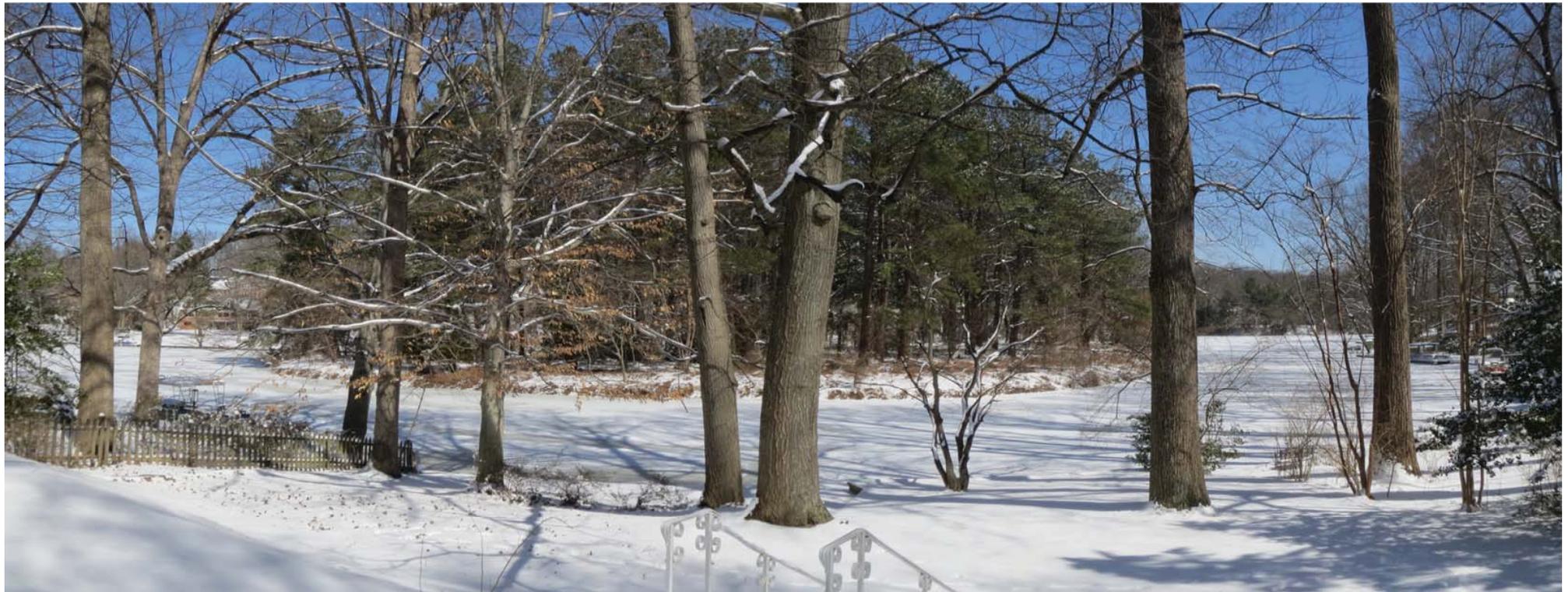
2/1/2015

SOUTHERN VIEW TO LAKEVIEW DRIVE (THRU FRONT YARD)



3/7/2015

NORTHERN VIEW TO LAKE BARCROFT (THRU REAR YARD)



3/7/2015

VIEWS TO LOT 385 (THRU FRONT & WEST SIDE LOT)

NORTH-EAST VIEW FROM LAKEVIEW DRIVE



3/7/2015

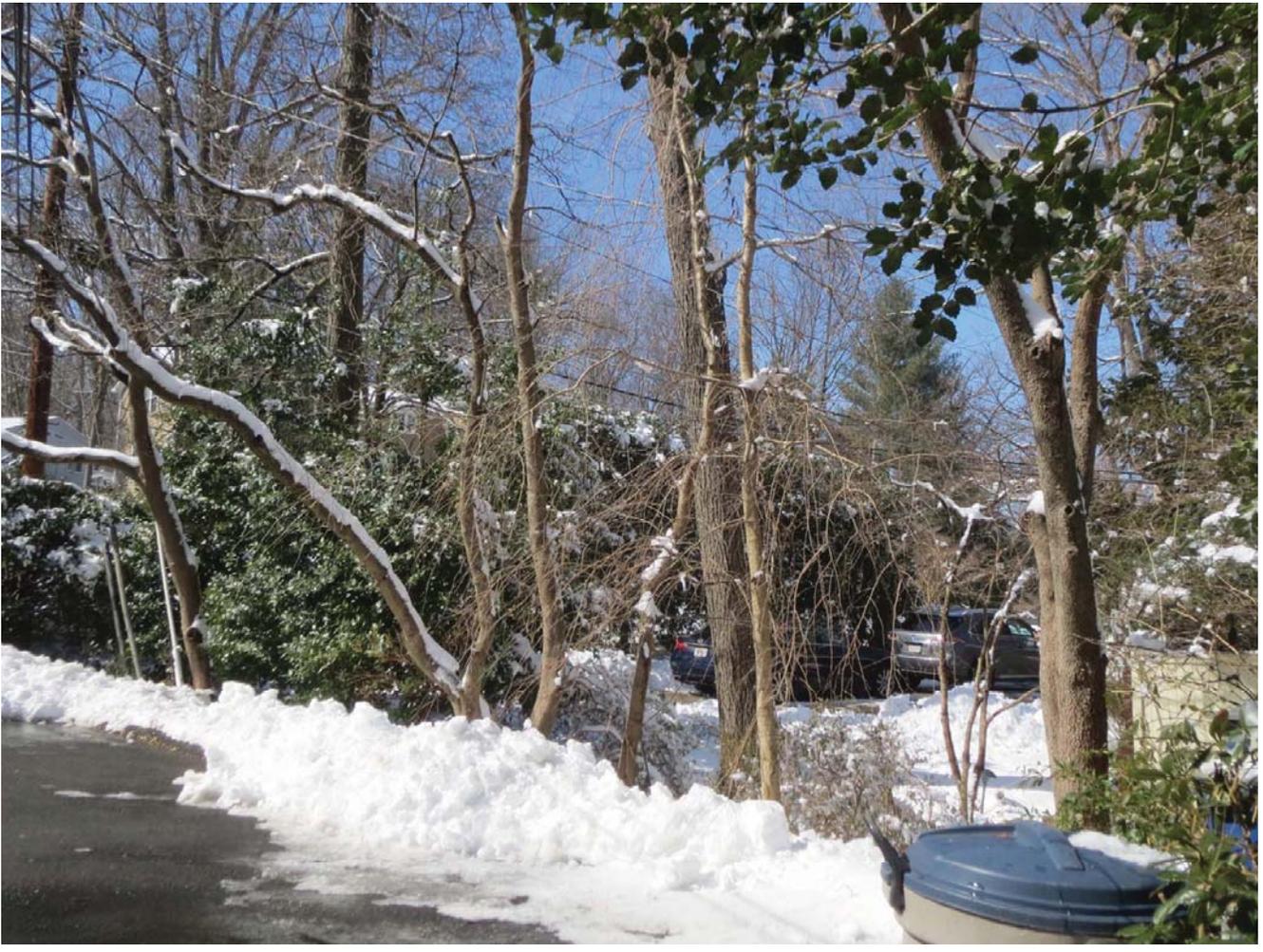
NORTH-EAST VIEW FROM WESTERN FRONT YARD



3/7/2015

VIEWS TO LOT 385 (THRU FRONT & WEST SIDE LOT)

FOLIAGE ON LOT LINE IN FRONT/SIDE YARD



3/7/2015

NORTH-EAST VIEW OF DECK WITH WEST SIDE YARD



3/7/2015

IEWS TO LOT 385 (THRU REAR & WEST SIDE LOT)

WESTERN VIEWS TOWARDS LOT 385 FROM REAR YARD (INCLUDING EXISTING DECK & SHED)



3/7/2015

3/7/2015

IEWS TO LOT 383 (THRU EAST SIDE LOT)

VIEW OF EAST SIDE LOT LOOKING EAST



3/7/2015

NORTHERN VIEW ALONG EAST LOT LINE



3/7/2015

IEWS TO LOT 383 (THRU EAST SIDE LOT)

VIEW LOOKING SOUTH FROM REAR YARD



3/7/2015

VIEW LOOKING SOUTH-EAST FROM REAR YARD



3/7/2015

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07 March 2015
 (enter date affidavit is notarized)

128732

I, Anthony A. Yang & Lilian E. Yang, 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) |
|--|---|--|
| Anthony A. Yang | 6510 Lakeview Drive, Falls Church, VA 22041 | Applicant / Title Owner |
| Lilian E. Yang | 6510 Lakeview Drive, Falls Church, VA 22041 | Applicant / Title Owner |

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07 March 2015
(enter date affidavit is notarized)

120732

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)

*** NOT APPLICABLE ***

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)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 07 March 2015
(enter date affidavit is notarized)

128732

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)

*** NOT APPLICABLE ***

(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: 07 March 2015
(enter date affidavit is notarized)

128732

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: 07 March 2015
(enter date affidavit is notarized) 128732

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)

Anthony A. Yang, Lilian E. Yang
 Applicant Applicant's Authorized Agent

Anthony A. Yang, Lilian E. Yang
(type or print first name, middle initial, last name, and title of signee)

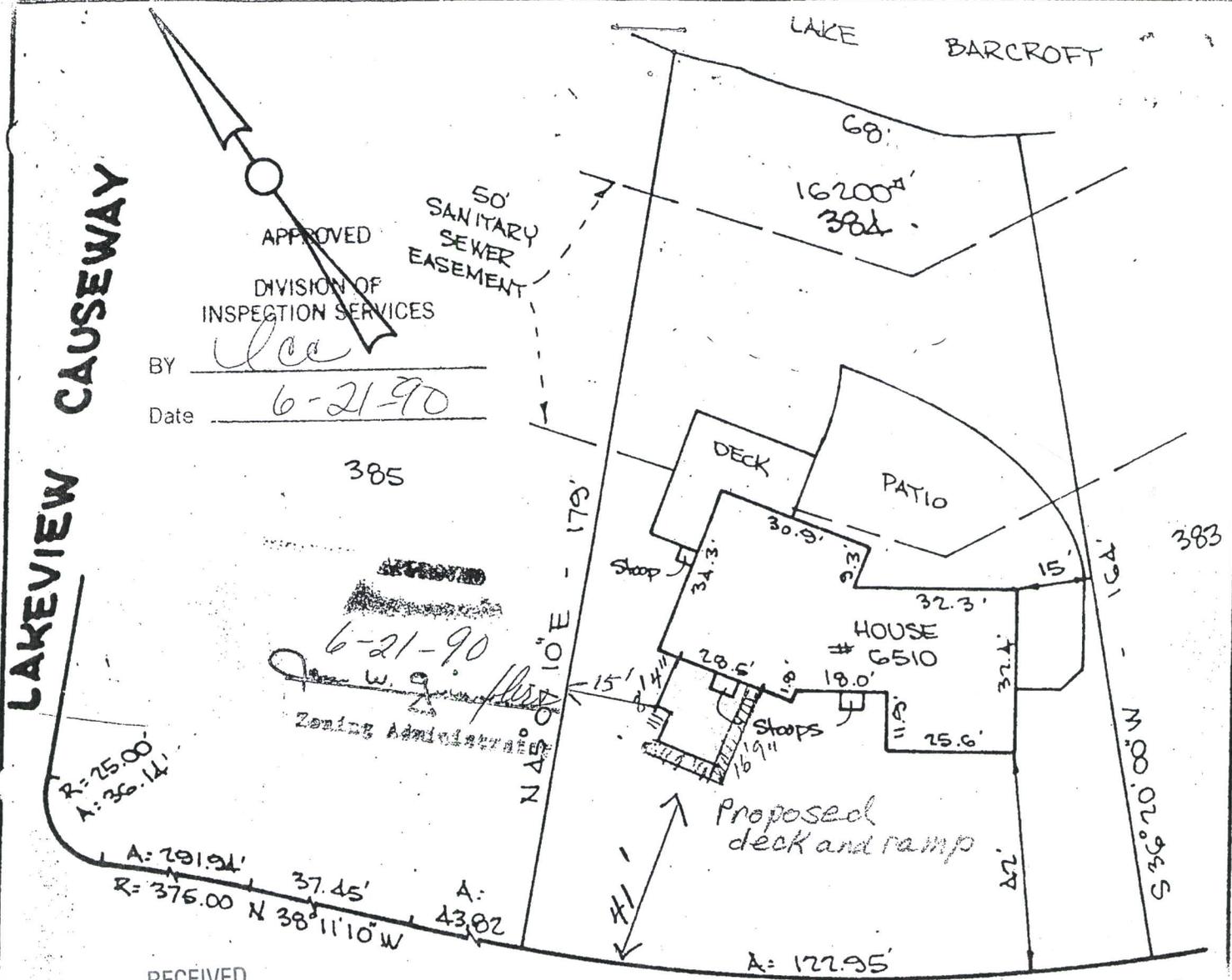
Subscribed and sworn to before me this 7th day of March, 2015, in the State/Comm. of Virginia, County/City of Arlington.

Matthew Dodson
Notary Public

My commission expires: 09/30/2018

MATTHEW DODSON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2018
COMMISSION # 7608193

de



6-21-90
[Signature]
 Zoning Administrator

RECEIVED
 Department of Planning & Zoning
 MAR 09 2015
 Zoning Evaluation Division

LAKEVIEW DRIVE

HOUSE LOCATION
 LOT 384 SECTION 3

LAKE BARCROFT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' SEPTEMBER 2, 1977

COLDWELL & ASSOCIATES, INC.
 ENGINEERING - PLANNING - SURVEYING
 FAIRFAX, VIRGINIA



THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.

I HEREBY CERTIFY THAT THE POSITION OF ALL IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.



Land Development Information History: FIDO - PLUMBING R - 151070113

Permit Information

| | | | |
|------------------------------|---|--------------------------|----------------------|
| Permit Number: | 151070113 | Application Date: | |
| Permit Type: | PLUMBING/GAS RESIDENTIAL | Tax Map: | 060-4 ((13)) 0384 |
| Job Address: | 006510 LAKEVIEW DR FALLS CHURCH , VA 22041- 1102 | Permit Status: | Permit Issued |
| | | Bldg: | Floor: Suite: |
| | | Permit Fee: | |
| Location: | | | |
| Subdivision: | LAKE BARCROFT | | |
| Magisterial District: | MASON | | |
| Subcensus Tract: | | | |
| AP (Tenant) Name: | | | |
| Work Description: | RELOCATE MASTER BATH, HALL BATH, KITCHEN AND MUD ROOM ON 1ST FLOOR. RELOCATE (2) BATHROOMS, LAUNDRY AND ADD BAR SINK IN BASEMENT. | | |
| Type of Work: | EXACT REPLACEMENT | | |
| Building Use: | SFD - SINGLE FAMILY DWELLING | | |
| Standard: | IR12 - IRC 2012 | | |
| Plan Number: | W-15-1187 | | |
| Parent Permit: | | | |
| ISIS Permit: | | | |
| Type of Const: | VB | | |
| Use Group: | R5 | | |
| Comments: | | | |

Link to FIDO record : [151070113](#)

Owner Information

Owner: YANG ANTHONY A
Address: 6510 LAKEVIEW DR
City: FALLS CHURCH **State:** VA
Zip: 22041

Contractor Information

| | | | |
|--------------------|---|-----------------------|--|
| Name: | ACKER & SONS INC | BPOL License: | |
| Address: | 10516 SUMMIT AVE | State License: | |
| City: | KENSINGTON | Trade Reg.: | |
| | State: MD Zip: 20895-0000 | | |
| Trade Name: | | | |

Applicant Information

Applicant: TABB
Address: 10516 SUMMIT AVENUE
City: KENSINGTON **State:** MD
Zip: 20895

Other Contact Information

Contact:
Address:
City: **State:** **Zip:**

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6708258**

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|-----------|-----------|-----------|----------|-------------|--------|----------|
| R FINAL | | | N | None | NO | |

Inspection - R FIRSTGAS - FIRST GAS INSPECTION - 6780687

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|------------|------------|----------------|----------|-------------|--------|----------|
| R FIRSTGAS | 2015-06-24 | JOHN PENDLETON | N | Passed | NO | |

Inspection - R PLUMBING - RES PLUMBING CONCEALMENT INSPECTION - 6782500

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|------------|-----------|-----------|----------|-------------|--------|----------|
| R PLUMBING | | | N | None | NO | |

Inspection - R PLUMBING - RES PLUMBING CONCEALMENT INSPECTION - 6780724

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|------------|------------|----------------|----------|-------------|--------|---|
| R PLUMBING | 2015-06-24 | JOHN PENDLETON | Y | Passed | NO | Water tests for water supply lines and drain lines. |

Inspection - RGRSANITRY - GROUNDWORK SANITARY INSPECTION - 6736566

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|------------|------------|-----------|----------|-------------|--------|----------|
| RGRSANITRY | 2015-05-14 | JOHN ENOS | N | Passed | NO | |

Reviews

There were no reviews.

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Land Development Information History: FIDO - INT ALT R - 150210067

Permit Information

| | | | |
|------------------------------|--|--------------------------|----------------------|
| Permit Number: | 150210067 | Application Date: | |
| Permit Type: | INTERIOR ALT. RESIDENTIAL | Tax Map: | 060-4 ((13)) 0384 |
| Job Address: | 006510 LAKEVIEW DR FALLS CHURCH , VA 22041-1102 | Permit Status: | Permit Issued |
| | | Bldg: | Floor: Suite: |
| | | Permit Fee: | \$1,800.00 |
| Location: | | | |
| Subdivision: | LAKE BARCROFT | | |
| Magisterial District: | MASON | | |
| Subcensus Tract: | | | |
| AP (Tenant) Name: | | | |
| Work Description: | interior alterations to basement, existing bedrooms, new wetbar, no 2nd kitchen//interior alterations to first floor, remove ceiling to expose truss | | |
| Type of Work: | INTERIOR WORK | | |
| Building Use: | SFD - SINGLE FAMILY DWELLING | | |
| Standard: | IR12 - IRC 2012 | | |
| Plan Number: | W-15-1187 | | |
| Parent Permit: | | | |
| ISIS Permit: | | | |
| Type of Const: | VB | | |
| Use Group: | R5 | | |
| Comments: | | | |

Link to FIDO record : [150210067](#)

Owner Information

Owner: YANG ANTHONY A
Address: 6510 LAKEVIEW DR
City: FALLS CHURCH **State:** VA
Zip: 22041

Contractor Information

Name: TO BE SELECTED OWNER IS CONTRACTOR **BPOL License:**
Address: **State License:**
City: **State:** VA **Zip:** **Trade Reg.:**
Trade Name:

Applicant Information

Applicant: BRAXTON
Address: 12170 SPRINGWOOD DR.

City: WOODBRIDGE State: VA Other Contact Information
 Zip: 22192

Contact:
 Address:
 City: State: Zip:

Inspections

Inspection - R FINAL - FINAL INSPECTION - 6635675

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|-----------|-----------|-----------|----------|-------------|--------|----------|
| R FINAL | | | N | None | NO | |

Inspection - R FRAMING - FRAMING INSPECTION - 6635676

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|-----------|-----------|-----------|----------|-------------|--------|----------|
| R FRAMING | | | N | None | NO | |

Reviews

Review - BUILDING - (BUILDING REVIEW) - 2400641

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|---------------|---------|----------|
| BUILDING | 2015-02-03 | JOHNNY VANNOY | Y | Approved |

Review - BUILDING - (BUILDING REVIEW) - 2400579

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|---------------|---------|--------|
| BUILDING | 2015-01-21 | DERRICK HEATH | Y | Failed |

Review - ZONING - (ZONING REVIEW) - 2400578

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|------------------|---------|----------|
| ZONING | 2015-01-21 | REBECCA GOODYEAR | Y | Approved |

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Land Development Information History: FIDO - ELECTRIC R - 112940023

Permit Information

Permit Number: 112940023
Permit Type: ELECTRIC RESIDENTIAL
Job Address: 006510 LAKEVIEW DR
 FALLS CHURCH , VA 22041-1102

Application Date:
Tax Map: 060-4 ((13)) 0384
Permit Status: Permit Issued
Bldg: Floor: Suite:
Permit Fee:

Location:
Subdivision: LAKE BARCROFT
Magisterial District: MASON
Subcensus Tract:
AP (Tenant) Name:

Work Description: replace electric service/ install circuits and fixtures
Type of Work: NEW INSTALLATION
Building Use: SFD - SINGLE FAMILY DWELLING
Standard: IR06 - IRC 2006
Plan Number:
Parent Permit:
ISIS Permit:
Type of Const:
Use Group:
Comments:

Link to FIDO record : [112940023](#)

Owner Information

Owner: BASHORE BOYD T
Address: 6510 LAKEVIEW DR
City: FALLS CHURCH **State:** VA
Zip: 22041

Contractor Information

Name: OWNER IS CONTRACTOR
Address:
City: **State:** VA **Zip:**
Trade Name:

BPOL License:
State License:
Trade Reg.:

Applicant Information

Applicant: GARZON
Address: 9105 MINEOLA CT
City: MANASSAS **State:** VA **Zip:** 20111

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections**Inspection - R ELECTRIC - RES ELECTRICAL CONCEALMENT INSPECTION - 5512395**

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|------------|-----------|-----------|----------|-------------|--------|----------|
| R ELECTRIC | | | N | None | NO | |

Inspection - R FINAL - FINAL INSPECTION - 5512394

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|-----------|-----------|-----------|----------|-------------|--------|----------|
| R FINAL | | | N | None | NO | |

Inspection - R TEMPPERM - TEMPORARY FOR PERMANENT INSPECTION - 5512396

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|------------|-----------|-----------|----------|-------------|--------|----------|
| R TEMPPERM | | | N | None | NO | |

Reviews

There were no reviews.

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Land Development Information History: PAMS - Lot File - 06510 LAKEVIEW DR

Lot Information

| | | | | | |
|-------------------------|---------------|---------------------|-------------------|---------------------|----|
| House Number: | 06510 | Street Name: | LAKEVIEW | Street Type: | DR |
| Activity Number: | 001 | Plan Number: | 0000-- | | |
| Lot Number: | | Tax Map: | 060-4 ((13)) 0384 | | |
| Project Name: | LAKE BARCROFT | Const: | A | | |

Building Permit Information

| | | | |
|------------------------|------------|-------------------------|------------|
| Permit Number: | 90172B1110 | Date Received: | 1990-06-21 |
| Plan Type: | 0 | Number of Units: | 0 |
| Date Processed: | 1990-06-21 | Technician | LCC |
| Use Group: | R3 | Initial: | |

| | | | |
|-----------------------------|-----|------------------------------------|-----|
| Total Disturb. Area: | 0.0 | Additional Impervious Area: | 0.0 |
|-----------------------------|-----|------------------------------------|-----|

| Comments |
|----------|
| DECK |
| DECK |

Owner/Builder Information

| | | | |
|----------------------------|-----------------------|-----------------|----------------|
| Owner/Builder Name: | OWNER | | |
| IRS ID: | | Suite: | 1990-06-21 |
| Address: | 06510 LAKEVIEW DR | Contact: | BASHORE BOYD T |
| City: | FALLS CHURCH | State: | VA |
| | Zipcode: 22041 | Phone: | |

Conservation Agreement Information

| | | | |
|--------------------------------|------|--------------------------|---|
| Escrow Number: | | Agreement Number: | 0 |
| Number of Lots: | 0 | Received Date: | |
| Total Escrow Amount | 0.00 | Used Date: | |
| Conserved: | | Replaced Date: | |
| Escrow Amount Used: | 0.00 | | |
| Escrow Amount Replaced: | 0.00 | | |

Lot Release Data

Release I.R.
Date:
Arborist
Inspection Date:

Public Utility
Inspection Date:
Escrow Release
Date:

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Land Development Information History: ISIS - Building Permit - 90172B1110

Permit Information

| | | | | | |
|---------------------------|--|--------------------------|-----------------------|---------------|----------|
| Permit Id: | 90172B1110 | Application Date: | 1990-06-21 | Time: | 14:15:08 |
| Job Address: | 006510 LAKEVIEW DR | Tax Map: | 060-4 ((13)) 0384 | | |
| Subdivision: | LAKE BARCROFT | Permit Status: | Initial/Approved (IA) | | |
| Trade Name: | NA | Subobj: | 181 R/C: R | | |
| Applicant Name: | JULY | Bldg: | NA | Floor: | NA |
| Work Description: | SFD/BUILD DECK W/RAMP/NO HOT TUB | | | | |
| Type Work: | Deck Only-Residential (A33) | | | | |
| 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-90-99999 POF: | | | | |
| Hold Release Date: | By: Proffer: Pre-Const Meeting: Date: | | | | |

Comments:

Permit Status Summary

| | | | | | | | |
|-----------------------|-----------------------|--------------------------|------------|--------------|-----|------------|--|
| Permit Status: | Initial/Approved (IA) | Building Plan | 1990-06-21 | RSLT: | APP | BY: | |
| Applied Date: | 1990-06-21 | Review: | JAJ | | | | |
| Issued Date: | 1990-06-21 | Real Estate: | 1990-06-21 | RSLT: | APP | BY: | |
| Paid Date: | 1990-06-21 | | GPB | | | | |
| Expiry Date: | 1990-12-21 | Zoning: | 1990-06-21 | RSLT: | APP | BY: | |
| | | | CL | | | | |
| | | Grading / | 1990-06-21 | RSLT: | APP | BY: | |
| | | Drainage: | LCC | | | | |
| | | Final Inspection: | 1990-07-02 | RSLT: | R | BY: | |
| | | | CSS | | | | |

Owner Information

| | | | |
|-----------------|-------------------|------------------------|---------|
| Leasee: | | Corp: | |
| Owner: | BASHORE BOYD T | Job Magisterial | Mason |
| Address: | 06510 LAKEVIEW DR | Dist: | |
| City: | FALLS CHURCH | Planning Dist: | Baileys |
| | State: VA | Subcensus | 511.02 |
| | Zip: 22041 | Tract: | |
| Phone: | | | |

Contractor Information

| | | | |
|-----------------|---------------|-----------------------|---|
| Name: | OWNER | Master: | |
| Address: | 00000 | BPOL Licnese: | 0 |
| City: | State: Zip: 0 | State License: | 0 |
| Phone: | | Trade Reg.: | 0 |

Building Permit

Building Plan Review

| | | | |
|--------------------------|-----------------------------------|--------------------------|----------|
| Estimated Cost: | 3000 | Sewer Water Code: | 1 |
| Use Group: | (01) R4 | Sewer Shed: | 11 |
| Type Const: | (01) Combustible/Unprotected (5B) | | |
| Model Group: | | | |
| Plan Received: | 1990-06-21 | Review Time: | 00:00:00 |
| Review Started: | 1990-06-21 | Results: | APP |
| Review Completed: | 1990-06-21 | Engineer: | JAJ |
| Comments: | | | |

Totals Fee Area

| Type of Construction | Fee | Fee Rate |
|------------------------------|-----|----------|
| Combustible/Unprotected (5B) | 256 | 0.054 |

| | |
|-------------|-------|
| Total | 256 |
| Filing Fee | 56.00 |
| Total Fee | 56.00 |
| Amount paid | 56.00 |

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: | 0 | Fuel/Heat: | |
| Building Height: | 0 | Fuel System: | |
| Building Area: | 0 | Fireplace: | 0 |

Owner of Record: BASHORE BOYD T

Review Data

Date To: 1990-06-21
Date From: 1990-06-21
Results: APP
Reviewer: GPB
Comments:

Zoning Review

Review Data

Date To: 1990-06-21
Date From: 1990-06-21
Results: APP
Reviewer: CL
Comments:

Grading / Drainage Review

Review Data

Date To: 1990-06-21
Date From: 1990-06-21

Results: APP
 Reviewer: LCC
 Comments:

Inspections

Inspection - FINB - 999998

| | | | |
|----------------------|------------|----------------------|----|
| Req Taken: | 1990-06-29 | Phone: | |
| Time: | 16:06:31 | Floor: | NA |
| Sched For: | 1990-07-02 | Suite/Area: | NA |
| Assigned To: | CSS | Comments: | |
| Branch: | | Req Taken By: | MK |
| Requested By: | BSHOR | 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 | | 1990-07-02 | CSS | C | R | N | | | | | 00:00:00 | 00:00:00 | 00:00:00 | 1 |

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Land Development Information History: FIDO - DECK - 901720953

Permit Information

| | | | |
|------------------------------|---|--------------------------|-----------------------------|
| Permit Number: | 901720953 | Application Date: | |
| Permit Type: | DECK | Tax Map: | 060-4 ((13)) 0384 |
| Job Address: | 006510 LAKEVIEW DR FALLS CHURCH , VA 22041-1102 | Permit Status: | Permit Issued |
| | | Bldg: | Floor: Suite: |
| | | Permit Fee: | \$56.00 |
| Location: | | | |
| Subdivision: | LAKE BARCROFT | | |
| Magisterial District: | MASON | | |
| Subcensus Tract: | | | |
| AP (Tenant) Name: | NA | | |
| Work Description: | SFD/BUILD DECK W/RAMP/NO HOT TUB | | |
| Type of Work: | DECK | | |
| Building Use: | SFD - SINGLE FAMILY DWELLING | | |
| Standard: | 0286 - CABO 1986 | | |
| Plan Number: | R-90-99999 | | |
| Parent Permit: | NA | | |
| ISIS Permit: | 90172B1110 | | |
| Type of Const: | 5B | | |
| Use Group: | R4 | | |
| Comments: | | | |

Link to FIDO record : [901720953](#)

Owner Information

Owner: BASHORE BOYD T
Address: 6510 LAKEVIEW DR
City: FALLS CHURCH **State:** VA
Zip: 22041

Contractor Information

| | | | |
|--------------------|------------------------------|-----------------------|--|
| Name: | OWNER IS CONTRACTOR | BPOL License: | |
| Address: | | State License: | |
| City: | State: VA Zip: | Trade Reg.: | |
| Trade Name: | | | |

Applicant Information

Applicant: JULY
Address:
City: **State:** **Zip:**

Other Contact Information

Contact: CARL
Address: 3310 ELMWOOD DR
City: ALEX **State:** VA **Zip:** 223030000

Inspections**Inspection - R FINAL - FINAL INSPECTION - 2658454**

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|-----------|------------|-----------|----------|-------------|--------|---|
| R FINAL | 1990-07-02 | | N | Failed | NO | Certified Engineer Number: Mechanical Indicator: Inspection Branch: Building Permit: NA |

Inspection - R FINAL - FINAL INSPECTION - 2658455

| Insp Type | Insp Date | Insp Name | Partial? | Insp Result | Re-Fee | Comments |
|-----------|-----------|-----------|----------|-------------|--------|----------|
| R FINAL | | | | None | NO | |

Reviews**Review - BUILDING - (BUILDING REVIEW) - 887683**

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|----------|---------|----------|
| BUILDING | 1994-01-14 | | Y | Approved |

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 887684

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|----------|---------|----------|
| SITEPERMIT | 1990-06-21 | | Y | Approved |

Review - REALESTATE - (REAL ESTATE REVIEW) - 887685

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|----------|---------|----------|
| REALESTATE | 1990-06-21 | | Y | Approved |

Review - ZONING - (ZONING REVIEW) - 887686

| Review Type | Review Date | Reviewer | Started | Status |
|-------------|-------------|----------|---------|----------|
| ZONING | 1990-06-21 | | Y | Approved |

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Similar Case History

Group: 83-M-164

VC 83-M-164

APPLICANT: JAMES B. PAGE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/13/1983
ZONING DISTRICT: R-2
DESCRIPTION: TO ALLOW CONSTRUCTION OF A GARAGE ADDITION TO DWELLING TO 4.4 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 6524 LAKEVIEW DRIVE
TAX MAP #S:
 0604 13 0390

Group: 85-M-074

VC 85-M-074

APPLICANT: JOHN R RYAN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/03/1985
ZONING DISTRICT: R-2
DESCRIPTION: ADDITION TO DWELLING TO 12 FEET FROM SIDE LOT LINE (15 FEET MIN. REQUIRED)
LOCATION: 6528 OAKWOOD DRIVE
TAX MAP #S:
 0604 12 0291

Group: 87-M-070

VC 87-M-070

APPLICANT: MCGARY, SANDRA E AND TRAKOWSKI, FREDERICK H
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/07/1987
ZONING DISTRICT: R-2
DESCRIPTION: TO ALLOW CONSTRUCTION OF A GARAGE ADDITION TO DWELLING TO 17.5 FT. FROM A FRONT LOT LINE ON A CORNER LOT (35 FT. MIN. FRONT YARD REQ.)
LOCATION: 6518 LAKEVIEW DRIVE
TAX MAP #S:
 0604 13 0388A

Group: 89-M -008

VC 89-M -008

APPLICANT: TORSTEIN STEPHANSEN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 05/26/1989
ZONING DISTRICT: R-2
DESCRIPTION: ALLOW CONSTRUCTION OF ADDITION TO EXISTING ATTACHED GARAGE TO 11.8 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.) (BOARD GRANTED 10.5 FEET FROM SIDE LOT LINE)
LOCATION: 3611 BENT BRANCH COURT
TAX MAP #S:
0604 20 0019

VC 00-M -097

APPLICANT: CHARLOTTE ROBINSON TRUSTEE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 10/04/2000
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT THE CONSTRUCTION OF ADDITIONS 14.5 FT. FROM FRONT LOT LINE AND 11.5 FT. FROM SIDE LOT LINE
LOCATION: 6324 CROSSWOODS DR. FALLS CHURCH, VA. 22044
TAX MAP #S:
0613 14 0613

Group: 00-M -152

VC 00-M -152

APPLICANT: HALSTEAD, DEAN & WANDA
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 05/06/2002
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT THE CONSTRUCTION OF ADDITION 10.2 FT. FROM SIDE LOT LINE.
LOCATION: 6529 JAT MILLER DR. FALLS CHURCH, VA. 22010
TAX MAP #S:
0613 14 0261

Group: 01-M -050

VC 01-M -050

APPLICANT: RODRIGUEZ, JORGE M & RAMONA W
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/04/2001
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT THE CONSTRUCTION OF ADDITION 10.2 FEET FROMSIDE LOT LINE
LOCATION: 6383 DOCKSER TERRACE, FALLS CHURCH, VA. 22041
TAX MAP #S:
0613 14 0174

Group: 85-M -079

VC 85-M -079

APPLICANT: KELLEY, SOONNAM
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 01/14/1986
ZONING DISTRICT: R-2
DESCRIPTION: ADDITION TO DWELLING TO 10 FEET FROM SIDE LOT LINE (15 FEET MIN. REQUIRED)
LOCATION: 6398 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0141

Group: 86-M -040

VC 86-M -040

APPLICANT: ANDREEV, MR. AND MRS. ANGEL
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/08/1986
ZONING DISTRICT: R-2
DESCRIPTION: TO ALLOW BUILDING AND DECK ADDITIONS TO 13.0 FEET FROM ONE SIDE LOT LINE AND 9.0 FEET FROM THE OTHER (15 FEET MIN. REQUIRED)
LOCATION: 6504 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0381

Group: 87-M -116

VC 87-M -116

APPLICANT: BARRETT, VERNYE S.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 11/13/1987
ZONING DISTRICT: R-2
DESCRIPTION: ALLOW CONSTRUCTION OF ADDITION TO DWELLING 10 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 6321 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0023A

Group: 88-M -062

VC 88-M -062

APPLICANT: DEANGELIS, RONALD
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 07/15/1988
ZONING DISTRICT: R-2
DESCRIPTION: ALLOW CONSTRUCTION OF GARAGE ADDITION TO DWELLING TO 7.48 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 3547 HALF MOON CIRCLE
TAX MAP #S:
0613 14 0455

Group: 88-M -076

VC 88-M -076

APPLICANT: HYMAN, HELEN & PAUL
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/05/1988
ZONING DISTRICT: R-2
DESCRIPTION: ALLOW CONSTRUCTION OF ADDITION TO DWELLING TO 13 FT. FROM SIDE LOT LINE AND 30 FT. FROM FRONT LOT LINE (15 FT. MIN. SIDE YARD, 35 FT. MIN. FRONT YARD REQ.)
LOCATION: 6209 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0057

Group: 88-M -145

VC 88-M -145

APPLICANT: RONALD AND LETA DEANGELIS
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/07/1988
ZONING DISTRICT: R-2
DESCRIPTION: ALLOW CONSTRUCTION OF GARAGE ADDITION TO DWELLING TO 7.5 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 3547 HALF MOON CIRCLE
TAX MAP #S:
0613 14 0455

Group: 88-M -097

VC 88-M -097

APPLICANT: JOHN W. DESALME, JR.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 09/28/1988
ZONING DISTRICT: R- 2
DESCRIPTION: ALLOW CONSTRUCTION OF ADDITION TO DWELLING TO 10.9 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 6363 BURTON CIRCLE
TAX MAP #S:
0613 14 0155

Group: 93-M -047

VC 93-M -047

APPLICANT: REILLY, DONALD F & BERNICE L
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/04/1993
ZONING DISTRICT: R- 2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 20 FT. FROM STREET LINE OF A CORNER LOT (35 FT. MIN. FRONT YARD REQ.)
LOCATION: 3800 LAKEVIEW TERRACE
TAX MAP #S:
0613 14 0119

Group: 93-M -057

VC 93-M -057

APPLICANT: EINSTEIN, MARCUS & MARLENE
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 08/05/1993
ZONING DISTRICT: R- 2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 10.1 FT. FROM SIDE LOTLINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 6400 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0142

Group: 93-M -072

VC 93-M -072

APPLICANT: TERR, LEONARD B & LAMOREUX, LINDA L
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/03/1993
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 11 FT. FROM SIDE LOT LINE (15 FT. MIN. SIDE YARD REQ.)
LOCATION: 6378 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0132

Group: 94-M -049

VC 94-M -049

APPLICANT: HOLLOWAY, LEE & CARLAYNE
STATUS: EXPIRED
STATUS/DECISION DTE: 01/12/1997
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITIONS 11.0 FT., 11.1 FT. AND 11.3 FT. FROM SIDE LOT LINES & 25.2 FT. FROM FRONT LOT LINE (15 FT. MIN. SIDE YARD REQ. AND 35 FT. MIN. FRONT YARD REQ.)
LOCATION: 6406 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0145

Group: 94-M -067

SP 94-M -067

APPLICANT: LOWE, RUTH L.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 03/08/1995
ZONING DISTRICT: R-2
DESCRIPTION: ACCESSORY DWELLING UNIT AND REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT STAIRS TO REMAIN 8.8 FT. FROM SIDE LOT LINE
LOCATION: 6222 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0071

Group: 94-M -155

VC 94-M -155

APPLICANT: LOWE, RUTH L.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 03/08/1995
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 5.9 FT. FROM SIDE LOTLINE
LOCATION: 6222 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0071

Group: 94-M -162

VC 94-M -162

APPLICANT: MATHER, JOHN G & JOAN E
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 04/05/1995
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 10.0 FT. FROM SIDE LOT LINE
LOCATION: 6372 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0129

Group: 95-M -051

VC 95-M -051

APPLICANT: JAMES M NINTEMAN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/28/1995
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 8.6 FT., DECK 8.5 FT., DWELLING TO REMAIN 8.6 FT. AND STAIRS 3.7 FT. FROM SIDE LOT LINE
LOCATION: 6248 COLUMBIA PIKE
TAX MAP #S:
0613 14 0040

Group: 97-M -042

SP 97-M -042

APPLICANT: BUSHI, NANCY S.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/09/1997
ZONING DISTRICT: R- 2
DESCRIPTION: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT CARPORT TO REMAIN 5.2 FT. FROM SIDE LOT LINE
LOCATION: 3804 LAKEVIEW TERRACE
TAX MAP #S:
0613 14 0117

Group: 97-M -088

VC 97-M -088

APPLICANT: BUSHI, NANCY S.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/09/1997
ZONING DISTRICT: R- 2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITIONS 26.0 FT. FROM FRONT LOT LINE, 11.8 FT. FROM ONE SIDE LOT LINE AND 5.2 FT. FROM OTHER SIDE LOT LINE
LOCATION: 3804 LAKEVIEW TERRACE
TAX MAP #S:
0613 14 0117

Group: 98-M -020

SP 98-M -020

APPLICANT: FRAME, RODNEY W. & KAY
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/08/1998
ZONING DISTRICT: R- 2
DESCRIPTION: MODIFICATION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO ALLOW AN ADDITION TO REMAIN 12.0 FT. FROM SIDE LOT LINE
LOCATION: 6408 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0146

Group: 98-M -030

VC 98-M -030

APPLICANT: FRAME, RODNEY W.
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/08/1998
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF SECOND STORY ADDITION 12.0 FT. FROM SIDE LOT LINES AND DECK 12.0 FT. FROM SIDE LOT LINE
LOCATION: 6408 LAKEVIEW DRIVE
TAX MAP #5:
0613 14 0146

Group: 98-M -041

VC 98-M -041

APPLICANT: RONALD S OXLEY
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 06/03/1998
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF GARAGE ADDITION 5.0 FT. FROM SIDE AND 20.0 FT. FROM FRONT LOT LINE AND ADDITION 19.1 FT. FROM FRONT LOT LINE
LOCATION: 6332 LAKEVIEW DRIVE
TAX MAP #5:
0613 14 0105

Group: 2002-MA-114

VC 2002-MA-114

APPLICANT: RASHNE & GARRETT GREEN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 10/30/2002
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT THE CONSTRUCTION OF ADDITIONS 14.0 & 5.0 FEET FROM SIDE LOT LINE AND 30.0 FROM FRONT LOT LINE
LOCATION: 3643 TALLWOOD TERRACE
TAX MAP #5:
0613 14 0353

Group: 2002-MA-120

VC 2002-MA-120

APPLICANT: CARL E COX, TRUSTEE
STATUS: APPLICATION DENIED
STATUS/DECISION DTE: 11/06/2002
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT THE CONSTRUCTION OF ADDITIONS 4.0 FEET FROM SIDE LOT LINE AND 27.0 FEET FROM THE FRONT LOT LINE OF A CORNER LOT AND DECK 12.0 FT. FROM SIDE LOT LINE
LOCATION: 6327 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0025

Group: 2002-MA-196

VC 2002-MA-196

APPLICANT: KEVIN KAMPSCHROER
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 03/19/2003
ZONING DISTRICT: R-2
DESCRIPTION: PERMIT CONSTRUCTION OF ADDITION 32.0 FEET, EAVE 30.1 FEET AND STEPS 28.1 FEET FROM FRONT LOT LINE
LOCATION: 6404 WATERWAY DRIVE
TAX MAP #S:
0613 14 0474

Group: 2003-MA-102

VC 2003-MA-102

[STAFF REPORT](#)

APPLICANT: SUSAN M MARTIN
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 09/17/2003
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT CONSTRUCTION OF ADDITION 24.0 FEET WITH EAVE 23.0 FEET FROM FRONT LOT LINE AND 11.5 FEET WITH EAVE 10.5 FEET FROM SIDE LOT LINE AND ADDITION 10.5 FEET WITH EAVE 9.5 FEET FROM SIDE LOT LINE
LOCATION: 6362 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0124

Group: 2003-MA-144

VC 2003-MA-144

[STAFF REPORT](#)

APPLICANT: CARL E. COX, TRUSTEE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 12/16/2003
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT THE CONSTRUCTION OF ADDITION 27.0 FEET WITH EAVE 24.0 FEET FROM THE FRONT LOT LINE OF A CORNER LOT AND CARPORT 4.4 FEET WITH EAVE 4.0 FEET FROM SIDE LOT LINE.
LOCATION: 6327 LAKEVIEW DRIVE
TAX MAP #5:
0613 14 0025

Group: 2007-MA-105

SP 2007-MA-105

APPLICANT: ELIZABETH WADLE
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 11/27/2007
ZONING DISTRICT: R-2
DESCRIPTION: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 7.8 FEET FROM SIDE LOT LINE
LOCATION: 3814 LAKEVIEW TERRACE
TAX MAP #5:
0613 14 0112

Group: 2008-MA-072

SP 2008-MA-072

APPLICANT: AHMED GARMA AND KADIJA NOURY
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 09/30/2008
ZONING DISTRICT: R-2
DESCRIPTION: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ADDITION TO REMAIN 9.2 FEET FROM SIDE LOT LINE AND ROOFED DECK TO REMAIN 31.6 FEET FROM FRONT LOT LINE
LOCATION: 6384 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0135

SPA 2008-MA-072

APPLICANT: ALFREDO & MARY AUNON
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/03/2011
ZONING DISTRICT: R-2
DESCRIPTION: AMEND SP 2008-MA-072 PREVIOUSLY APPROVED FOR REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ADDITION TO REMAIN 9.2 FEET FROM SIDE LOT LINE TO PERMIT REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT GARAGE 32.75 FEET FROM FRONT LOT LINE AND 9.0 FEET FROM SIDE LOT LINE
LOCATION: 6384 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0135

Group: 2009-MA-028

SP 2009-MA-028

APPLICANT: CARROL MCCARREN & MICHAEL STERNAD
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 07/14/2009
ZONING DISTRICT: R-2
DESCRIPTION: TO PERMIT REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 12.6 FT. AND 14.5 FT. FROM SIDE LOT LINES AND 12.5 FT. AND 13.1 FT. FROM REAR LOT LINE.
LOCATION: 6319 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0022

Group: 2011-MA-021

SP 2011-MA-021

APPLICANT: WALDO D. & DIANE R. FREEMAN AS TTEES OF THE FREEMAN FAMILY TRUST
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 05/25/2011
ZONING DISTRICT: R- 2
DESCRIPTION: REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 12.0 FEET FROM SIDE LOT LINE
LOCATION: 6201 LAKEVIEW DRIVE
TAX MAP #S:
0613 14 0061

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.