



**APPLICATION ACCEPTED:** June 1, 2015  
**BOARD OF ZONING APPEALS:** October 7, 2015 @ 9:00 A.M.

# County of Fairfax, Virginia

---

**September 30, 2015**

## **STAFF REPORT**

**SPECIAL PERMIT APPLICATION SP 2015-HM-090**

**HUNTER MILL DISTRICT**

**APPLICANTS/OWNERS:** Stephen and Regina Risseeuw

**STREET ADDRESS:** 9108 Ridge Lane, Vienna, 22182

**SUBDIVISION:** Rolling Ridge

**TAX MAP REFERENCE:** 28-4 ((4)) 14

**LOT SIZE:** 37,500 square feet

**ZONING DISTRICT:** R-1

**ZONING ORDINANCE PROVISION:** 8-918

**SPECIAL PERMIT PROPOSAL:** To permit an accessory dwelling unit located above the attached garage of a single family detached dwelling.

### **STAFF RECOMMENDATION:**

Staff recommends approval of SP 2015-HM-090 for an accessory dwelling unit, subject to the approval 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 of Zoning Appeals, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

---

Laura B. Arseneau

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the Board of Zoning Appeals' 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 PLAT

LOT 14

## ROLLING RIDGE

TAX MAP # 0284-04-0014

FAIRFAX COUNTY, VIRGINIA

SP 2015-0138

**ZONING REQUIREMENTS:**

ZONING: R-1  
 MIN. LOT AREA: 37,500 SF  
 MIN. LOT WIDTH: 150 FT.  
 MAX. BUILDING HEIGHT: 35 FT.  
 MIN. YARD SETBACKS:  
 FRONT: 40 FT.  
 SIDE: 20 FT.  
 REAR: 25 FT.

**SITE TABULATION:**

TAX MAP #: 0284-04-0014  
 ZONE: R-1 (RESIDENTIAL 1 DU/AC)  
 GROSS SITE AREA (G.S.A.): 0.861 AC OR 37,500 SF.  
 EFFECTIVE DENSITY: 1 DU/AC  
 LOT WIDTH: 150 FT.  
 USE: SINGLE FAMILY RESIDENCE

**UTILITY NOTES**

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THERE ARE NO EXISTING EASEMENTS EXCEEDING 25 FEET IN WIDTH ON THE PROPERTY.

**ENVIRONMENTAL STATEMENT**

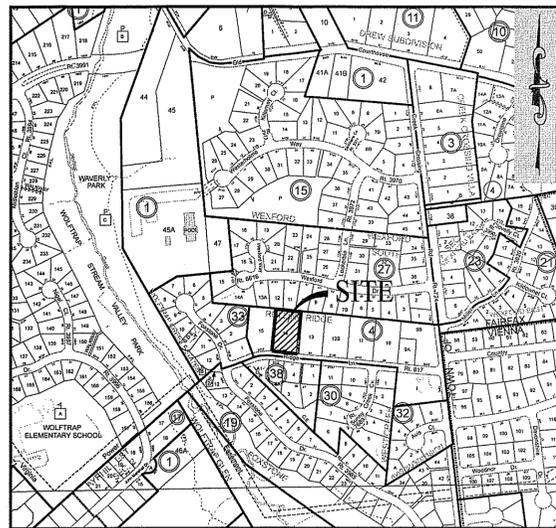
NO ENVIRONMENT ASSESS/IMPACT STATEMENT IS REQUIRED IN ACCORDANCE TO SEC. 18-500 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

**GENERAL NOTES**

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP # 0284-04-0014. THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL 1 DU/AC).
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND PLAT FROM DEED BOOK 921 AT PAGE 155 AMONG THE LAND RECORDS OF FAIRFAX COUNTY. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD RUN SURVEY DONE BY SANIE CONSULTING GROUP, LLC DATED JUNE 2014. THE TOPOGRAPHY IS SHOWN AT TWO FOOT CONTOUR INTERVALS.
4. THERE ARE NO FLOOD PLAINS OR RPA ON THIS SITE.
5. THE PROPERTY SHOWN HEREON IS IN THE HUNTER MILL DISTRICT. IT IS IN THE BLUE PLAINS SANITARY SEWER TREATMENT PLANTS AND THE DIFFICULT RUN WATER SHED.
6. THIS PLAT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.
7. THIS PLAT DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATED. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25 FEET OR MORE WIDTH ON THESE PARCELS.
8. THERE ARE NO EXISTING EASEMENTS EXCEEDING 25 FEET IN WIDTH ON THIS PROPERTY.
9. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER AND PUBLIC WATER SUPPLY AGENCY FOR THIS PROPERTY.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
11. THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.

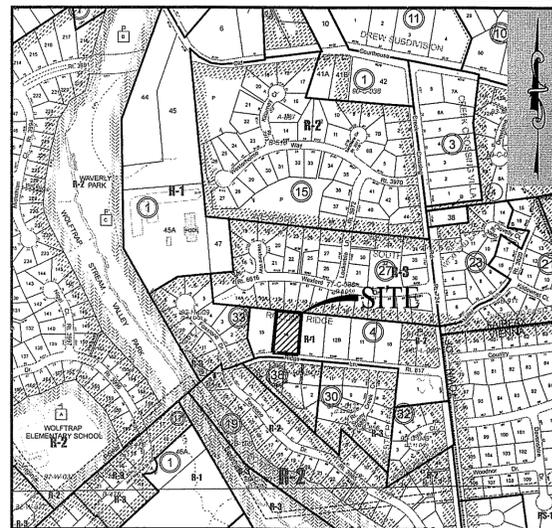
VICINITY MAP

SCALE: 1"=500'



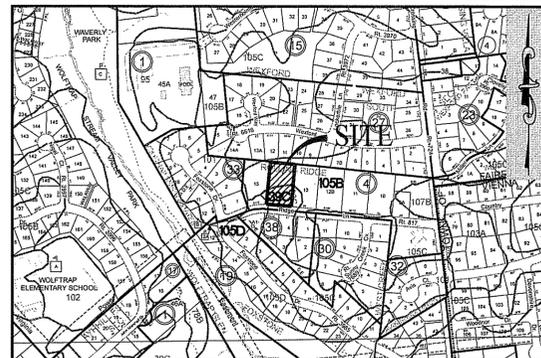
ZONING MAP

SCALE: 1"=500'



SOILS MAP

SCALE: 1"=500'



**CBAY STATEMENT:**

THIS PLAN COMPLES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

**NOTE:**

THE PRINCIPAL BUILDING MEETS 200' SETBACK FROM AN INTERSTATE HIGHWAY, DULLES TOLL ROAD AND/OR RAIL ROADS.

**STORMWATER MANAGEMENT NOTE:**

THIS PLAN MEETS THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS OF CHAPTER 124 ARTICLE 1. NO BMP REQUIRED SINCE THE TOTAL IMPERVIOUS AREA PROPOSED ON THE LOT IS LESS THAN 18% OF THE LOT AREA.

**SOILS DATA**

SOIL NUMBER	SOIL NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	NEW SOIL PROBLEM CLASS
105B	WHEATON GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB
39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I

**LOT 14**

**OWNERS:**  
REGINA & STEPHEN D. RISSEUW

**ADDRESS:**  
9108 RIDGE LANE  
VIENNA, VA 22182

**SPECIAL PERMIT REQUEST(S):**

TO ALLOW ACCESSORY DWELLING UNIT (IN-LAW SUITE) IN THE R-1 ZONING DISTRICT FOR THIS PARCEL.

**ATTORNEY:**

FREDERICK R. TAYLOR, AICP  
 BEAN, KINNEY & KORMAN ATTORNEYS,  
 2300 WILSON BLVD., 7th FLOOR  
 ARLINGTON, VA 22201  
 703.525.4000 (TEL.)  
 703.525.2207 (FAX)

**ENGINEER:**

SANIE CONSULTING GROUP, LLC.  
 4248-A CHAIN BRIDGE ROAD, FAIRFAX, VA. 22030  
 703-865-7630 (TEL.)  
 703-865-7632 (FAX)

**SHEET INDEX:**

1. COVER SHEET
2. EXISTING & PROPOSED CONDITIONS PLAN
3. BUILDING HEIGHT & DETAILS
4. SITE & NEIGHBORHOOD PHOTOGRAPHS

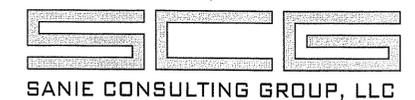
**WETLANDS PERMITS CERTIFICATION**

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: Stephen D. Risseuw  
 OWNER/DEVELOPER: STEPHEN D. RISSEUW NAME TITLE



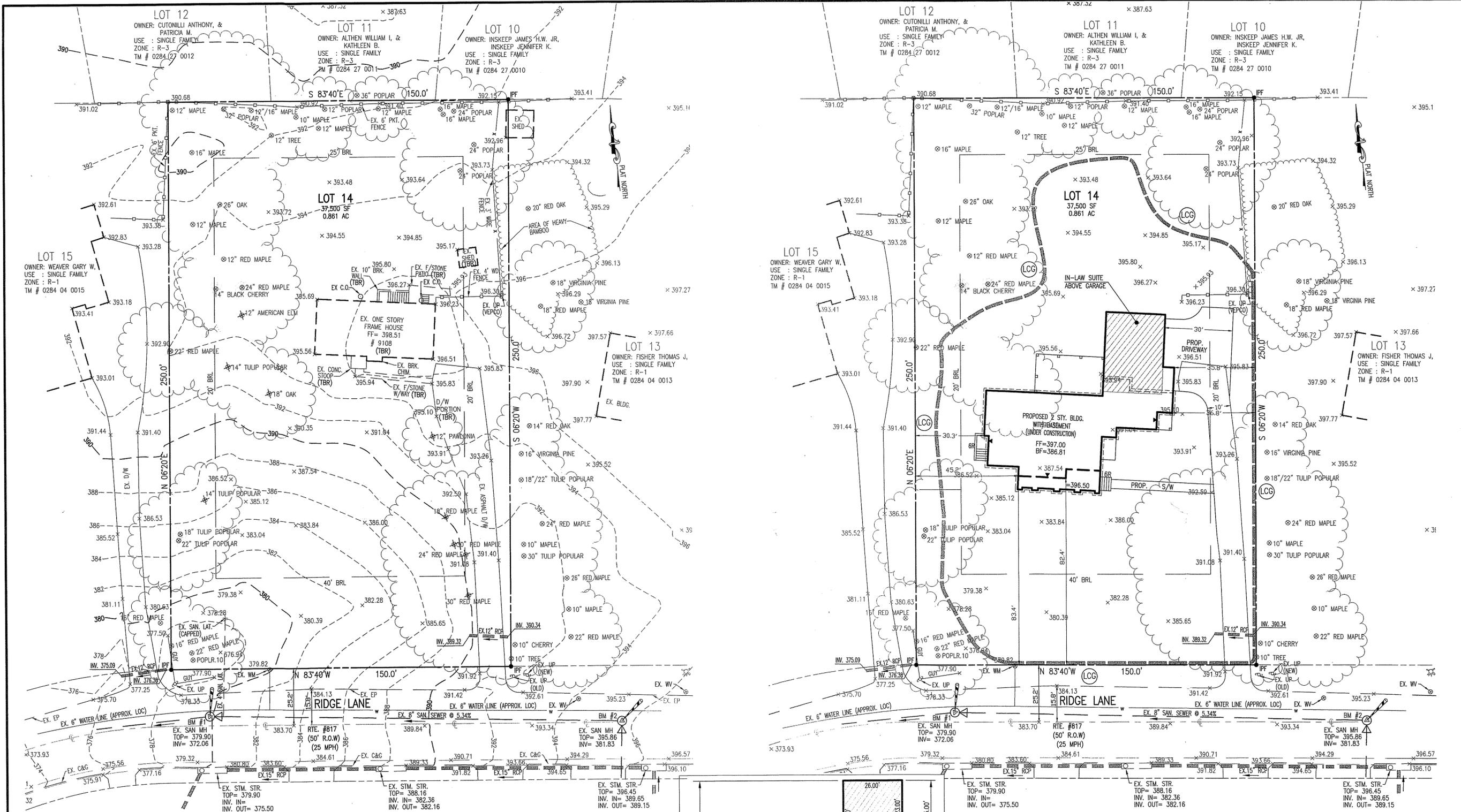
**ENGINEER/PLANNER**



LAND DEVELOPMENT CONSULTING  
 4248-A CHAIN BRIDGE ROAD  
 FAIRFAX, VA 22030  
 PH. (703) 865-7630  
 FAX (703) 865-7632  
 WWW.SANIECG.COM

RECEIVED  
 Department of Planning & Zoning  
 MAY 27 2015  
 Zoning Evaluation Division

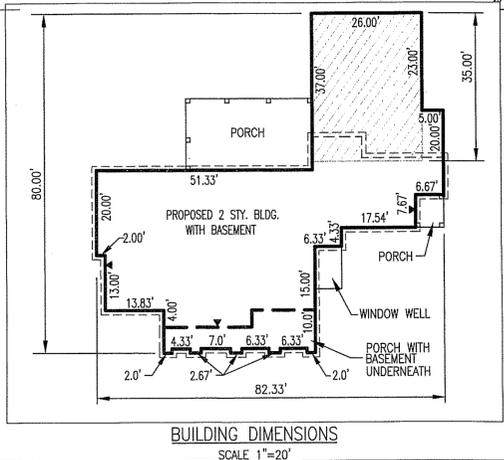
Z:\SCG\PROJECTS\ENGINEERING\VA-14-114 RIDGE LANE -9108\DWG\SPECIAL PERMIT PLAT\PLAN SET\01 VA-14-114 COVER SHEET (SPP).dwg, 5/20/2015 12:48:11 PM, 1:1



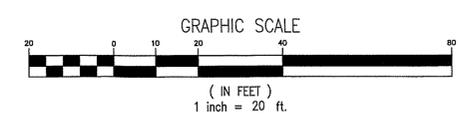
- LEGEND**
- 344 --- EXISTING TREELINE
  - - - 343.8 - - - EXISTING CONTOUR
  - TR EXISTING SPOT ELEVATION
  - TBR TO REMAIN
  - (X) TREES TO BE REMOVED
  - (\*) TREES TO BE SAVED WITH CARE, (SEE NOTE 4 FOR DETAILS)
  - (\*) TREES TO BE SAVED
  - BM BENCH MARK
  - (//) IN-LAW SUITE
  - (LCC) LIMITS OF CLEARING & GRADING

**EXISTING CONDITION**  
(SCALE 1" = 20')

**PROPOSED CONDITION**  
(SCALE 1" = 20')



**DWELLING RATIO COMPUTATION:**  
 ACCESSORY DWELLING UNIT = 910 SF  
 BUILDING & GARAGE = 3,445 SF  
 RATIO = 910/3,445 = 0.2642  
 => 0.2642 X 100 = 26.42%



**EXISTING & PROPOSED CONDITIONS PLAN**  
**LOT 4**  
**ROLLING RIDGE**

HUNTER MILL DISTRICT      FAIRFAX COUNTY, VIRGINIA

**SANIE CONSULTING GROUP, LLC**  
LAND DEVELOPMENT CONSULTING

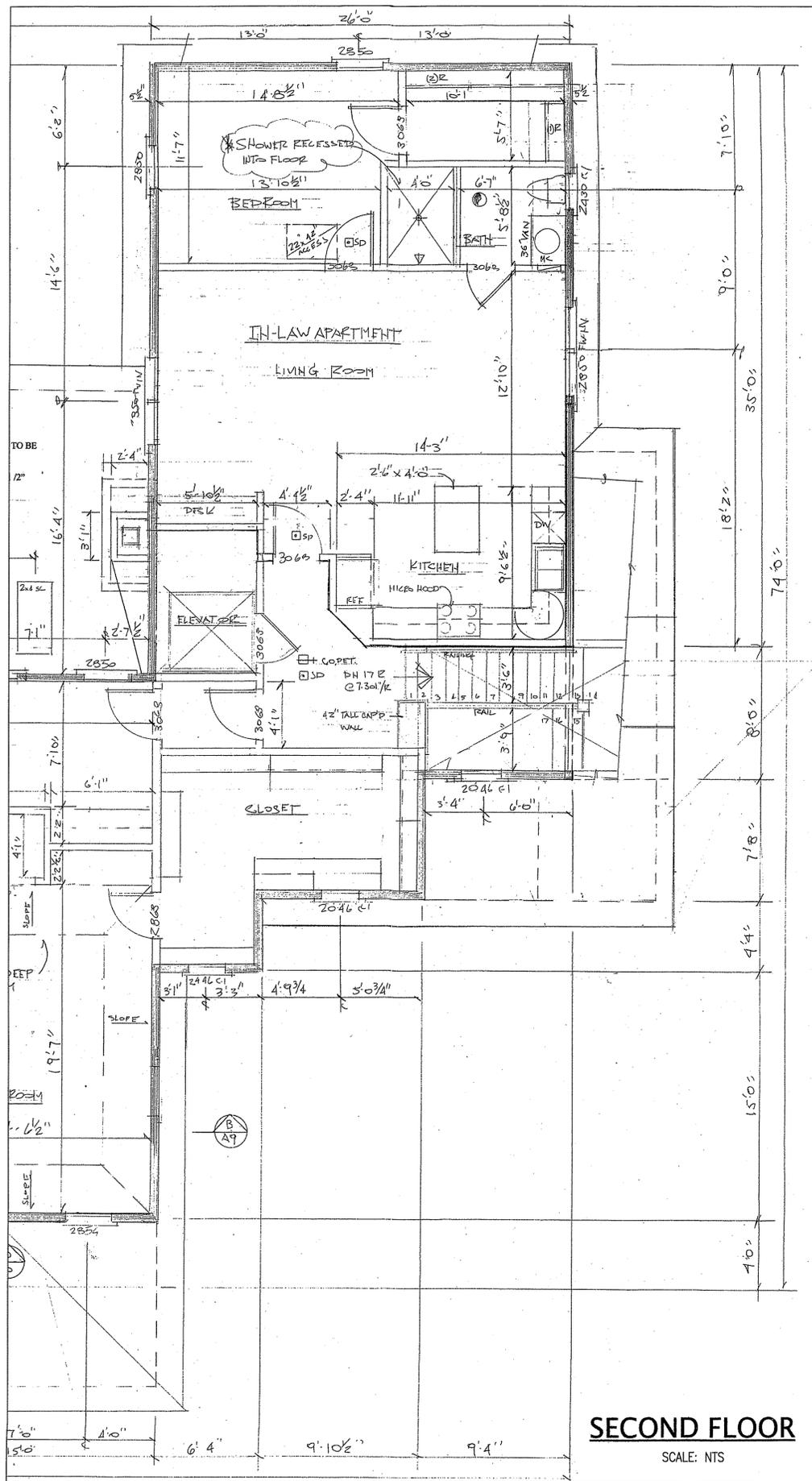
4286-A CHAMBERLAIN ROAD  
FAIRFAX, VA 22030  
PHONE: 703-855-7900  
FAX: 703-855-7931  
WWW.SANIECG.COM

REUSE OF DOCUMENTS  
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IN THE PRACTICE OF PROFESSIONAL ENGINEERING, IN THE STATE OF VIRGINIA. IT IS THE PROPERTY OF SANIE CONSULTING GROUP, LLC. APPROPRIATION OF SAME, CONSTRUCTION OF SAME, OR REPRODUCTION OF SAME, WITHOUT THE WRITTEN CONSENT OF SANIE CONSULTING GROUP, LLC, IS STRICTLY PROHIBITED.

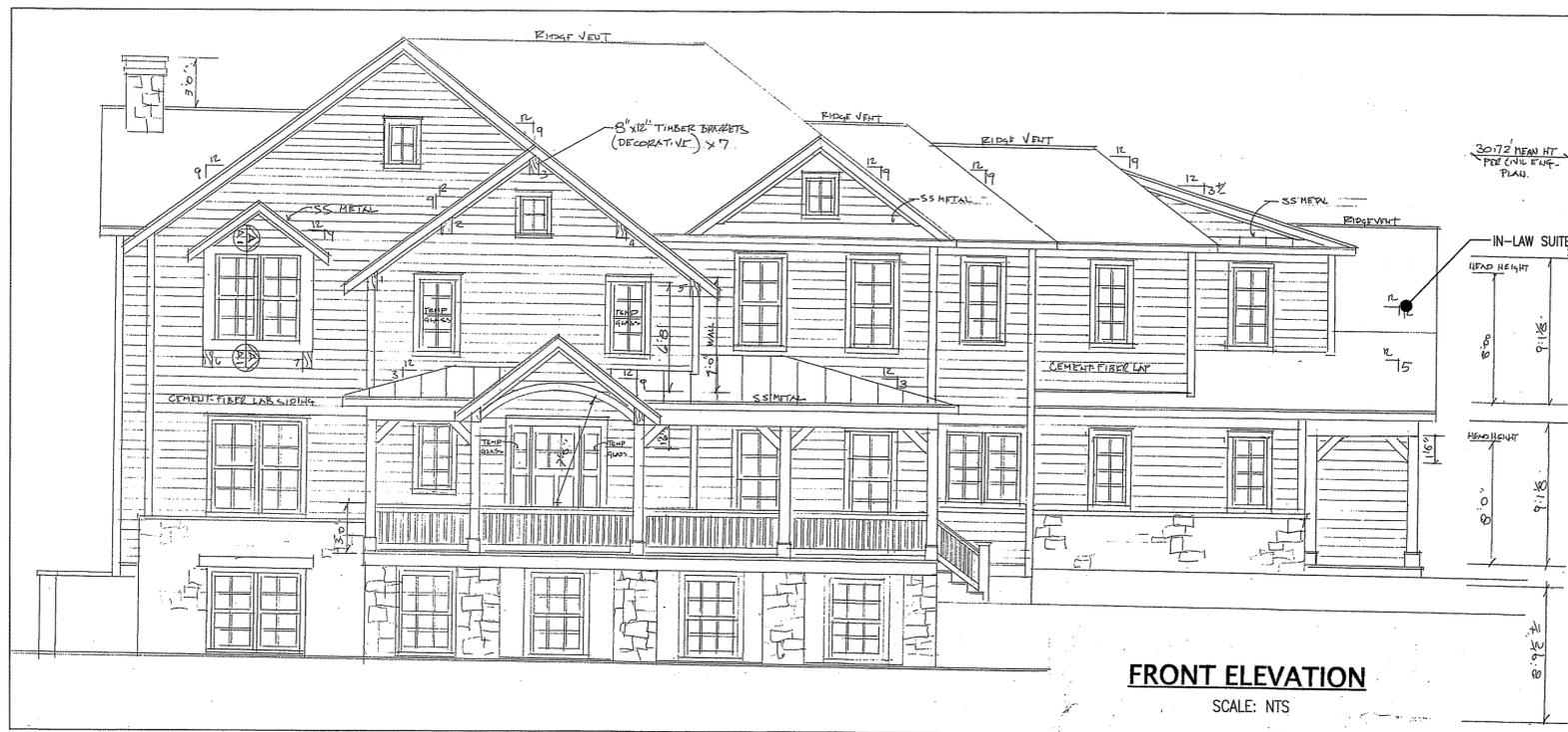
PLAN STATUS	DESCRIPTION	DATE
	COUNTY SUBMISSION	5/20/15

DATE: 5/20/15  
 PROJECT COORDINATOR: SOHAILA S SHEKIB  
 DESIGN: SSS    DRAWN: MS    CHKD: SSS  
 SCALE: H: 1"=20'    V: N/A  
 JOB No. VA-14-114  
 FILE No. -SP-SCG  
 SHEET 2 OF 4

COMMONWEALTH OF VIRGINIA  
 ANTHONY G. TORRES  
 Lic. No. 12316  
 5/20/15  
 PROFESSIONAL ENGINEER



**SECOND FLOOR**  
SCALE: NTS



**FRONT ELEVATION**  
SCALE: NTS

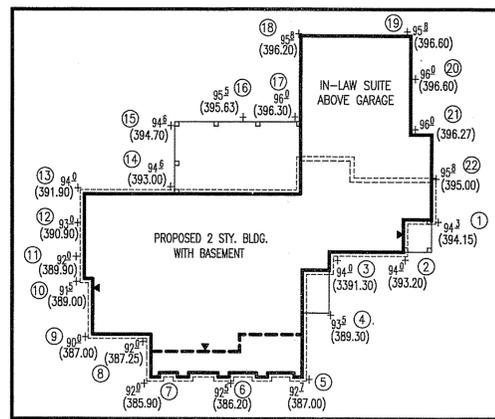
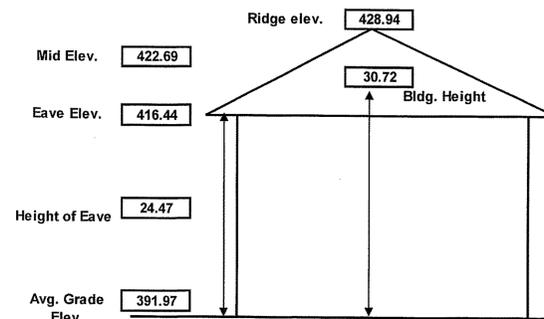
**BUILDING HEIGHT**

DWELLING HEIGHT PERMITTED= 35.00'

DWELLING HEIGHT PROPOSED= 30.72'

**BUILDING ELEVATIONS:**

BF=	386.81
FF=	397.00
ROOF HEIGHT=	12.50
FF - EAVE =	19.44



**LEGEND**

- (394.15) PRE-DEVELOPMENT SPOT ELEVATION
- 94.3 POST-DEVELOPMENT SPOT ELEVATION

SPOTS	PRE-ELEV.	POST-ELEV.
1	394.15	394.30
2	393.20	394.00
3	391.30	394.00
4	389.30	393.50
5	387.00	392.70
6	386.20	392.50
7	385.90	392.00
8	387.25	392.00
9	387.00	390.00
10	389.00	391.50
11	389.90	392.00
12	390.90	393.00
13	391.90	394.00
14	393.00	394.60
15	394.70	394.60
16	395.63	395.50
17	396.30	396.00
18	396.20	395.80
19	396.60	395.80
20	396.60	396.00
21	396.27	396.00
22	395.00	395.80

SUB-TOTAL=	8,623.30	8,665.60
AVERAGE GRADE PLANE=	391.97	393.89
AVERAGE GRADE USED=	391.97	

AVG. FINISHED GRADE (AFG) ELEV.	ROOF EAVE ELEV.	AVERAGE EAVE ELEV.	PEAK ROOF (HIGHEST RIDGE) ELEV.	ROOF MIDPOINT (ROOF HEIGHT) ELEV.	PROPOSED DWELLING HEIGHT (MIDPOINT-AFG)
391.97	416.44	-	428.94	422.69	30.72

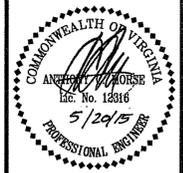
NOTE: A CERTIFIED HEIGHT SURVEY MAY BE REQUIRED BY THE COUNTY INSPECTOR TO VALIDATE THE BUILDING HEIGHT PRIOR TO THE ISSUANCE OF THE RESIDENTIAL USE PERMIT.

D1= 5.16  
D2= 5.03

D1= DIST. BASEMENT AND LOWER AVERAGE GRADE  
D2= DIST. FF AND THE AVERAGE GRADE

**BUILDING HEIGHT= 30.72**

PLAN STATUS	DESCRIPTION	DATE
	COUNTY SUBMISSION	5/20/15



DATE:	5/20/15
PROJECT COORDINATOR:	SOHAILA S SHEKIB
DESIGN:	SSS
DRAWN:	MS
CHKD:	SSS
SCALE:	H: AS NOTED V: N/A
JOB No.:	VA-14-114
FILE No.:	-SP-SCG



**SAIIE CONSULTING GROUP, LLC**  
 LAND DEVELOPMENT CONSULTING

4248-A CHAIN BRIDGE ROAD  
 FAIRFAX, VIRGINIA 22030  
 PH: (703) 865-7630  
 FAX: (703) 865-7632  
 WWW.SAIIIE.COM  
 REFUSE OF DOCUMENTS  
 THIS DOCUMENT IS THE PROPERTY OF SAIIE CONSULTING GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SAIIE CONSULTING GROUP, LLC IS STRICTLY PROHIBITED.

FAIRFAX COUNTY, VIRGINIA

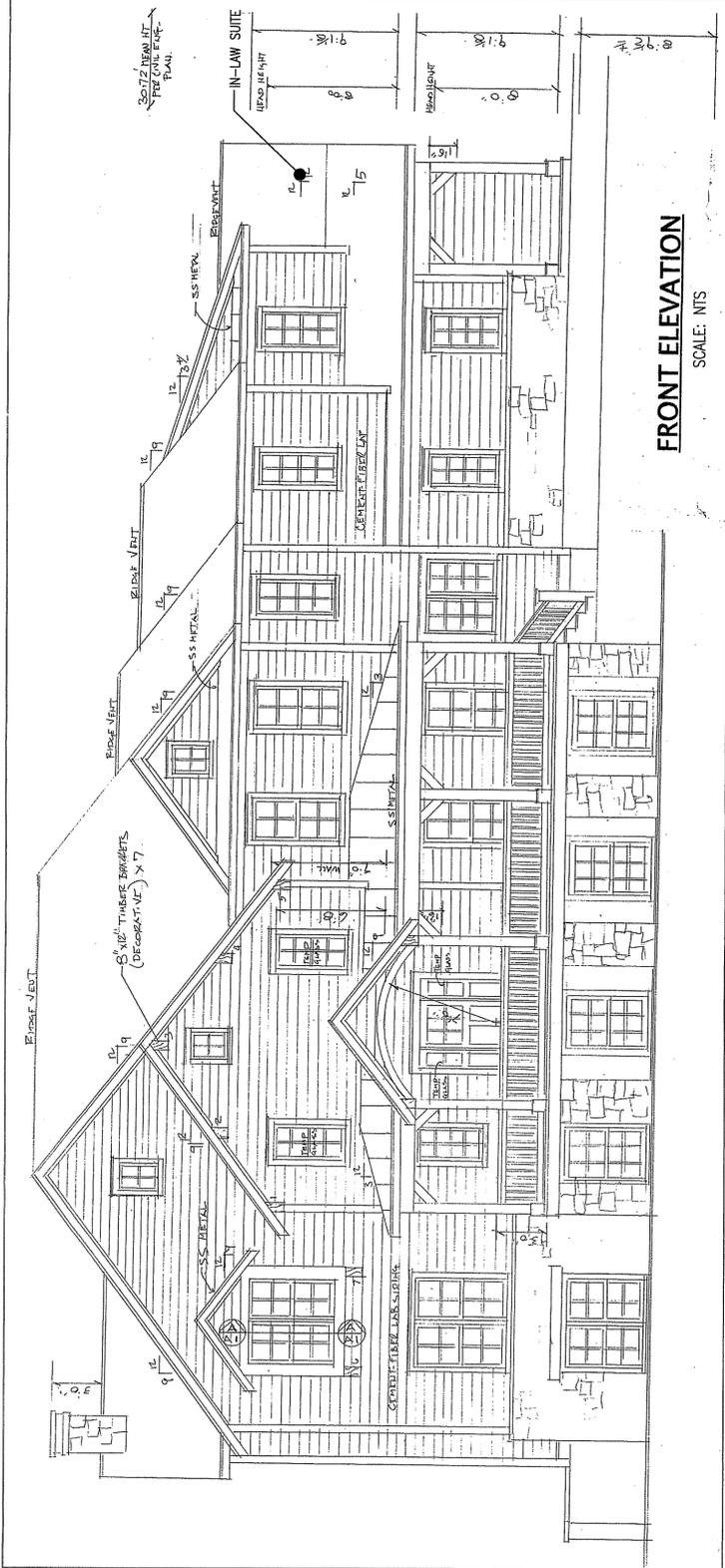
**BUILDING HEIGHT & DETAILS**  
 LOT 4  
**ROLLING RIDGE**

HUNTER MILL DISTRICT

PLAN STATUS	DESCRIPTION	DATE
	COUNTY SUBMISSION	5/20/15



DATE: \_\_\_\_\_  
 PROJECT COORDINATOR:  
 SOHAILA S SHEKIB  
 DESIGN DRAWN MS SSS  
 SSS H: AS NOTED  
 SCALE V: N/A  
 JOB No. VA-14-114  
 FILE No. -SP-SCC  
 SHEET 3 OF 4

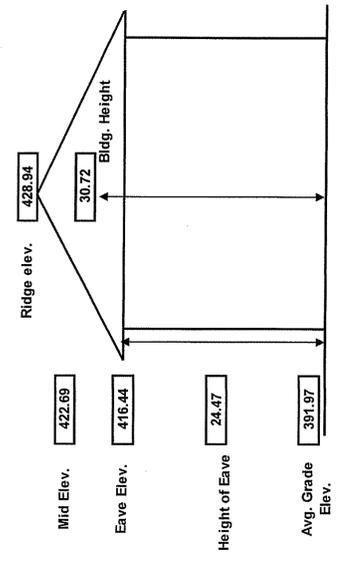


**FRONT ELEVATION**  
 SCALE: NTS

**BUILDING HEIGHT**

**BUILDING ELEVATIONS:**  
 BF= 396.81  
 FF= 397.00  
 ROOF HEIGHT= 12.50  
 FF - EAVE = 19.44

DWELLING HEIGHT PERMITTED= 35.00'  
 DWELLING HEIGHT PROPOSED= 30.72'



SPOTS	PRE-ELEV.	POST-ELEV.
1	394.15	394.30
2	393.20	394.00
3	391.30	394.00
4	389.30	393.50
5	387.00	392.70
6	386.20	392.50
7	385.90	392.00
8	387.25	392.00
9	387.00	390.00
10	389.00	391.50
11	389.90	392.00
12	390.90	393.00
13	391.90	394.00
14	393.00	394.60
15	394.70	394.60
16	395.63	395.50
17	396.30	396.00
18	396.20	395.80
19	396.60	396.60
20	396.60	396.00
21	396.27	396.00
22	395.00	395.80
SUB-TOTAL=		8,665.60
AVERAGE GRADE PLANE=		391.97
AVERAGE GRADE USED=		391.97

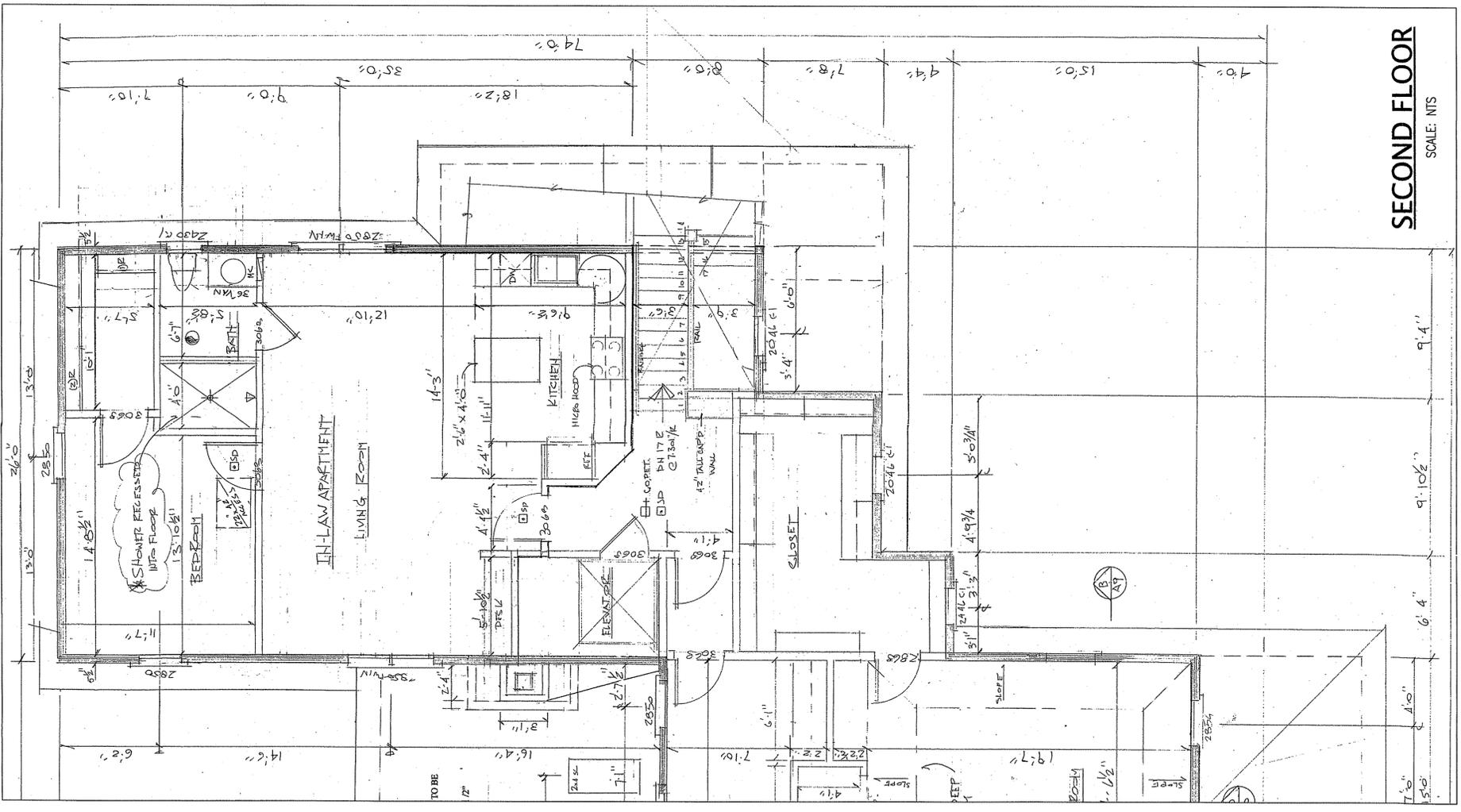
AVG. FINISHED GRADE (AFG) ELEV.	ROOF EAVE ELEV.	PEAK ROOF (HIGHEST RIDGE) ELEV.	ROOF MIDPOINT (ROOF HEIGHT) ELEV.	PROPOSED DWELLING HEIGHT (MIDPOINT-AFG)
391.97	416.44	428.94	422.69	30.72

NOTE: A CERTIFIED HEIGHT SURVEY MAY BE REQUIRED BY THE COUNTY INSPECTOR TO VALIDATE THE BUILDING HEIGHT PRIOR TO THE ISSUANCE OF THE RESIDENTIAL USE PERMIT.

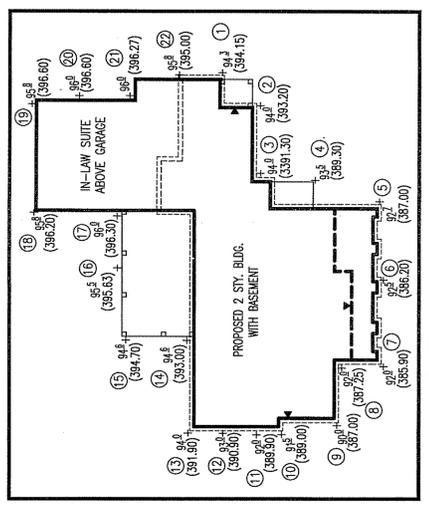
D1= DIST. BASEMENT AND LOWER AVERAGE GRADE  
 D2= DIST. FF AND THE AVERAGE GRADE

D1= 5.16  
 D2= 5.03

**BUILDING HEIGHT= 30.72'**



**SECOND FLOOR**  
 SCALE: NTS

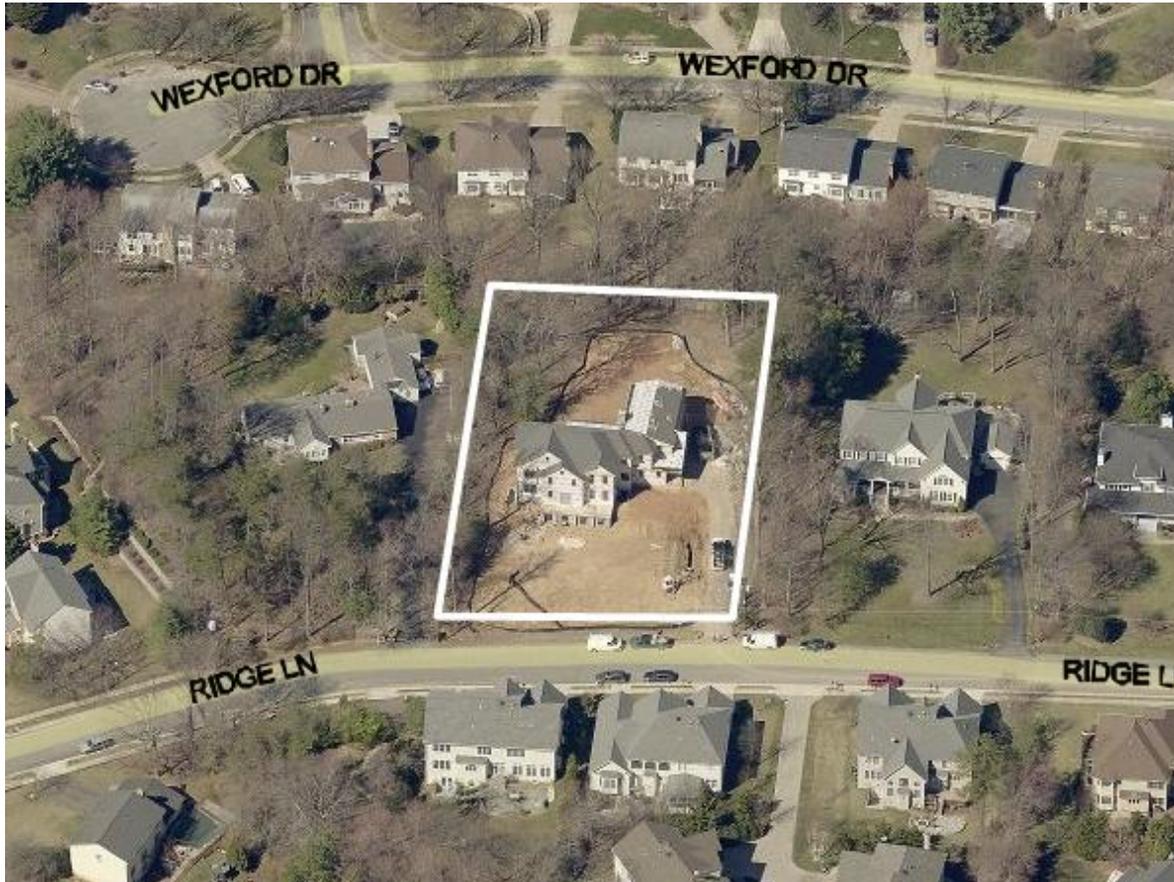


**FOOTPRINT OF THE BUILDING**  
 SCALE 1"=20'

LEGEND  
 (394.15) PRE-DEVELOPMENT SPOT ELEVATION  
 (394.30) POST-DEVELOPMENT SPOT ELEVATION

## SPECIAL PERMIT REQUEST

The applicants' request special permit approval to permit an accessory dwelling unit (ADU) located above the garage attached to a single family detached dwelling on the subject property. Figure 1 depicts the subject property.



**Figure 1: Subject property,** Source: Fairfax County Pictometry, 2015

A copy of the Special Permit Plat entitled "Special Permit Plat Lot 14 Rolling Ridge," was prepared by SCG, Sanie Consulting Group, LLC, dated May 20, 2015, and consists of four sheets, and is provided at the front of this staff report. A copy of the applicants' statement of justification and affidavit are provided as Appendices 2 and 3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The applicants constructed a new two-story, 3,445-square foot single family detached dwelling has been constructed on the subject property. The dwelling contains porches located at the front, side, and rear of the property and an attached side load, three car garage located at the rear of the dwelling. Access to the dwelling is provided from a paved driveway off Ridge Lane, a public street.

The subject property is located northeast of Foxstone Drive, south of Old Courthouse Road, and west of Creek Crossing Road in Vienna. The surrounding properties to the east and west are zoned R-1 and developed with single family detached dwellings. The properties to the north and south are zoned R-3 and developed with single family detached dwellings.

## **BACKGROUND**

According to Fairfax County tax records, the property was purchased by the applicants in 2013 and the new dwelling is currently under construction.

On October 28, 2014, a demolition permit was approved to demolish the existing single family dwelling with the foundation to remain.

On December 9, 2014, a demolition permit was amended to permit the demolition of the foundation to the single family dwelling.

On December 18, 2014, a building permit was approved to permit construction of a new single family detached dwelling pursuant to Infill Lot Grading Plan #8869-INF-001-1.

A copy of the demolition and building permits are provided as Appendix 4.

## **DESCRIPTION OF THE APPLICATION**

The applicants request special permit approval to permit an accessory dwelling unit (ADU) located above the garage of a single family detached dwelling on the subject property.

The applicants currently are constructing a new 3,445-square foot, two-story single family detached dwelling. An ADU is proposed to be located above the three car attached garage for use by the applicants' parents who are over 55 years of age. The ADU contains 910 square feet, which is 26.42 percent of the total gross floor area of the single family dwelling and garage. The ADU would contain one bedroom; a bathroom; living room; kitchen with a stove, oven, and refrigerator; elevator; and closet. The layout of the ADU is provided on Sheet 3 of the SP Plat. Only one of the two occupants of the ADU drives a vehicle and parking is available in the three car garage, on the driveway, or on Ridge Lane, a public street.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area and Planning District:**  
**Planning Sector:**

II, Vienna Planning District  
V3-Spring Lake Community Planning Sector

**Plan Map:** Residential, 2-3 dwelling units per acre

**ZONING ORDINANCE REQUIREMENTS** (Appendix 5)

The subject property is located in the R-1 District and Table 1 provides the lot size and bulk regulations for the R-1 District.

<b>R-1 District Lot Size Requirements and Bulk Regulations</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	36,000 square feet	37,500 square feet
Lot Width - Interior	150 feet	150 feet
Building Height	35 feet	30.72 feet
Front Yard	40 feet	82.4 feet
Side Yard	20 feet	30.3 feet and 35.8 feet
Rear Yard	25 feet	85 feet

**Table 1:** Lot size and bulk regulations

This special permit application is subject to the following provisions of the Zoning Ordinance, which is provided as Appendix 5.

- General Standards (Sect. 8-006)
- Standards for all Group 9 Uses (Sect. 8-903)
- Additional Standards for Accessory Dwelling Units (Sect. 8-918)

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit an accessory dwelling unit.

**General Standards (Sect. 8-006)**

<b>Standards 1 &amp; 2</b> Comprehensive Plan & Zoning Ordinance	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The purpose and intent of the R-1 District is to provide single family detached dwellings and other selected uses that are compatible with the low density residential character of the district. The subject property is developed with a single family detached dwelling unit.
<b>Standard 3</b> Adjacent Development	The proposed ADU will be located within the single family dwelling and there will be no exterior evidence of the ADU. The ADU is not anticipated to adversely affect the use or development of neighboring properties since it is designed to be part of the dwelling. The ADU is not anticipated to hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
<b>Standard 4</b>	Additional pedestrian and vehicular traffic from the proposed

Pedestrian/Vehicular Traffic	use is anticipated to be minimal; one of the two occupants of the ADU does not drive a vehicle. The proposed use is not anticipated to be hazardous or conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 5</b> Landscaping/Screening	Existing mature trees provide screening and the proposed use is not anticipated to impact existing trees. No additional landscaping or screening is required with the proposed use.
<b>Standard 6</b> Open Space	Open space is only required for cluster subdivision developments. This standard is not applicable.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	The proposal does not impact the existing utilities, drainage, and sufficient parking is available at the subject property. No loading space is located at the property. Parking is provided in accordance with Article 11.
<b>Standard 8</b> Signs	No signs are proposed with the use.

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

<b>Standard 1</b> Lot Size & Bulk Regulations	As provided in Table 1, the subject property complies with the lot size and bulk regulations of the R-1 District. The ADU is proposed to be located above the attached three car garage.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> Site Plan	The proposed ADU is included as part of the infill grading plan for the single family dwelling, which is under construction.

**Additional Standards for Accessory Dwelling Units (Sect. 8-918)**

<b>Standard 1</b> No More Than One ADU per Single Family Detached Dwelling	The applicants request approval to permit one ADU on the subject property that is being developed with a single family detached dwelling. Construction of the single family detached dwelling is underway and the ADU is proposed to be located above the attached three car garage. An infill grading plan depicts the approved single family dwelling and proposed ADU.
<b>Standard 2</b> Location of ADU	The subject property contains less than two acres of land. The ADU is proposed to be located within the structure of a single family detached dwelling, above the three car attached garage.
<b>Standard 3</b> GFA Shall Not Exceed 35 Percent of GFA	The ADU contains 910 square feet of gross floor area (GFA) and the single family dwelling and garage contain 3,445 square feet of GFA. The ADU is 26.42 percent of the dwelling and garage and does not exceed the 35 percent maximum. This standard has been met.
<b>Standard 4</b> No More Than Two Bedrooms Permitted	Only one bedroom is proposed in the ADU. This standard is met.

<b>Standard 5</b> Occupancy Standards	As indicated in the Statement of Justification, the applicants are the owners of the subject property and the principal dwelling will be owner occupied. The applicants' parents, who are over 55 years of age, will reside in the accessory ADU. This standard has been met.
<b>Standard 6</b> Reasonable Access for a Disabled Person	The occupants of the ADU are not disabled, but an elevator is proposed to allow the occupants to age in place. Since the ADU is not being established for occupancy by a disabled person, this standard is not applicable.
<b>Standard 7</b> Sufficient Parking	One of the two occupants of the ADU does not drive a vehicle. Parking is available in the three car garage, on the driveway, or on Ridge Lane, a public street. Parking is sufficient to meet the needs of the principal and accessory dwelling. This standard has been met.
<b>Standard 8</b> Will Not Modify or Disrupt Character of Neighborhood	According to County records, there are no approved ADUs within the Rolling Ridge subdivision. The proposed ADU is not anticipated to constitute a sufficient change to modify or disrupt the predominant character of the neighborhood since the ADU will be located within the single family dwelling and there will be no exterior evidence of the ADU. This standard has been met.
<b>Standard 9</b> Regulations for Safety, Health, Sanitation	This standard requires any ADU to meet applicable regulations for building, safety, health, and sanitation. A development condition is proposed to address this standard.
<b>Standard 10</b> Recordation of BZA Resolution	A development condition is proposed that requires a copy of the BZA's approval, including all accompanying conditions, to be recorded among the land records of Fairfax County.
<b>Standard 11</b> Inspection of Property	A development condition is proposed requiring the owners to allow inspections of the property by County personnel during reasonable hours upon prior notice.
<b>Standard 12</b> Approved for 5 Years	A development condition is proposed that the ADU shall be approved for a period not to exceed five years from the date of the BZA's approval and such special permit may be administratively extended by the Zoning Administrator for succeeding five year periods in accordance with the provisions of Sect.8-012 of the Zoning Ordinance.
<b>Standard 13</b> Approval Prior to July 27, 1987	This standard is not applicable since an ADU was not established on the subject property prior to July 27, 1987.

## CONCLUSIONS AND RECOMMENDATIONS

With the implementation of the proposed development conditions, staff believes that the special permit request to permit an accessory dwelling unit located above the attached garage of a single family detached dwelling is in in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2015-HM-090 for an accessory dwelling unit, subject to the proposed development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board of Zoning Appeals, 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.

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

## **APPENDICES**

1. Proposed Special Permit Development Conditions
2. Statement of Justification and Selected Photographs
3. Affidavit
4. Demolition and Building Permits
5. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS**

**SP 2015-HM-090**

**September 30, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-HM-090 located at 9108 Ridge Lane, Vienna, Tax Map 28-4 ((4)) 14 to permit an accessory dwelling unit pursuant to Sect. 8-918 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Zoning Appeals condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit for the kitchen. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This approval is granted to the applicants, Stephen and Regina Risseeuw, only, and is not transferable without further action by the Board of Zoning Appeals, and is for the location indicated on the application, 9108 Ridge Lane, and is not transferable to other land.
3. This special permit is granted only for the purpose of an affordable dwelling unit, as indicated on the Special Permit Plat entitled "Special Permit Plat Lot 14 Rolling Ridge," prepared by SCG, Sanie Consulting Group, LLC, dated May 20, 2015, and consists of four sheets, as submitted with this application and is not transferable to other land.
4. A copy of this special permit shall be posted in a conspicuous place in the accessory dwelling unit and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. The occupants of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance, which states in part that one of the dwelling units shall be occupied by a person or persons who qualify as elderly (55 years of age or older) and/or permanently and totally disabled.
6. The accessory dwelling unit shall contain a maximum of 910 square feet, and the layout shall be generally as depicted in Attachment 1 and used in accordance with these conditions.
7. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.

8. The accessory dwelling unit shall be approved for a period of five (5) years from the date of the special permit approval and may be extended for succeeding five (5) year periods with prior approval of the Zoning Administrator in accordance with Sect. 8-012 of the Zoning Ordinance.
9. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory unit shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.
10. All parking associated with the accessory dwelling unit shall be provided on-site.

This approval, contingent on the above-noted conditions, shall not relieve the applicants 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, thirty months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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.

## SPECIAL PERMIT STATEMENT OF JUSTIFICATION

With Parking Details

9108 Ridge Lane, Vienna, VA - Risseeuw

RECEIVED  
Department of Planning & Zoning

MAY 29 2015

Zoning Evaluation Division

Regina & Stephen Risseeuw love living in Fairfax County and are building their dream home at 9108 Ridge Lane. With three kids and a dog they've outgrown their current home in Vienna. Stephen grew up in Fairfax County and graduated from McLean High. Regina grew up in Syracuse, NY.

Regina's parents, John Zajac born June 14, 1933 and Zofia Zajac born April 6, 1944, migrated from Syracuse, NY to Florida back in 2003. They've spent the past 10 years in a single family home. They are independent and thriving in the warm weather but a series of health issues (heart disease, cancer, and high blood pressure) have created concerns about their ability to stay in Florida with the closest family 900 miles away. Zofia does not drive.

In order to care for aging parents, Stephen and Regina want to provide a living area in the new home that allows John and Zofia to maintain their privacy and independence as long as possible. By taking care of themselves and staying active we believe that they will thrive physically and intellectually. By being under a single roof, we will have a family centric environment for multi-generational living and most importantly created a safe atmosphere to address existing medical issues and care for them as their health deteriorates.

Other pertinent data:

A. Type of operation(s): **Accessory Dwelling Unit**

B. Hours of operation: **NA**

C. Estimated number of patrons/clients/patients/pupils/etc: **NA**

D. Proposed number of employees/attendants/teachers/etc: **NA**

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: **2 trips per day by car between 8am and 6pm**

F. Vicinity or general area to be served by the use: **NA**

G. Description of building facade and architecture of proposed new building or additions: **Single family home. Craftsman.**

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers: **NA**

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

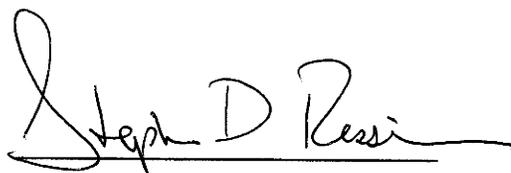
specifically noted with the justification for any such modification: **The home we are building on this property will be our primary residence which is consistent with the zoning for the neighborhood and all of the neighbors. In addition, we are seeking a Special Permit to allow for an Accessory Dwelling Unit (ADU) to be incorporated into the home for elderly parents. The ADU will conform to all Fairfax County specifications. Regina's parents are elderly and currently reside in Florida. We intend to have them move in with us and want to provide a private area for them to live with a fully functional kitchen to include an oven and cooktop.**

**Fairfax County Zoning Ordinance, Article 8, Special Permits, subsection 8-918 provides "Additional Standards for Accessory Dwelling Units". Our plan meets these criteria:**

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit... **We are putting 1 accessory dwelling unit in our home.**
2. ...an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure. **We are putting the accessory dwelling unit within the structure of our home. The accessory dwelling unit will not have added external entrances.**
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. **The gross floor area of our accessory dwelling unit is 910 square feet. The total gross floor area of the principal dwelling unit is 3,445 square feet. The accessory dwelling unit is 26% of the total gross floor area.**
4. The accessory dwelling unit shall contain not more than two (2) bedrooms. **The accessory dwelling unit will have one bedroom.**
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
  - A. One of the dwelling units shall be owner occupied. **We, the owners, will live in the principal dwelling unit.**
  - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly... **Once complete, the accessory dwelling unit will be occupied by Regina's parents: John Zajac born 6/14/1933 & Zofia Zajac born 4/6/1944.**
  - C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by ... One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children... **The accessory dwelling unit will be occupied by 2 married adults. The principal dwelling will be occupied by my wife and I plus our 3 children.**
6. Any accessory dwelling unit established for occupancy by a disabled person... **NA**

Parking

The house being built at 9108 Ridge Lane will have a 3 car garage, 3 cars and 3 drivers living in the home: Steve Risseuw, Regina Risseuw, and John Zajac. John Zajac is 82 years old. Regina's mother, Zofia Zajac, does not drive. Additional parking is available on the driveway or on the street.

A handwritten signature in black ink that reads "Stephen D. Risseuw". The signature is written in a cursive style with a horizontal line underneath the name.

Stephen D. Risseuw

May 28, 2015









Application No.(s): SP 2015-HM-090  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: June 9, 2015  
 (enter date affidavit is notarized)

129316

I, Stephen & Regina Risseeuw, do hereby state that I am an  
 (enter name of applicant or authorized agent)

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

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Stephen D. Risseeuw	908 Country Club Drive NE, Vienna, VA 22180	<b>Applicant/Title Owners</b>
Regina C. Risseeuw	908 Country Club Drive NE, Vienna, VA 22180	<b>Applicant/Title Owners</b>
Tommy Staats	120 Church Street NE, Suite 200, Vienna, VA 22180 and 320 Glyndon St NE, Vienna, VA 22180	<b>Agent</b>
Rick Garbers	120 Church Street NE, Suite 200, Vienna, VA 22180 and 320 Glyndon St NE, Vienna, VA 22180	<b>Agent</b>
Barbara Marr	120 Church Street NE, Suite 200, Vienna, VA 22180 and 320 Glyndon St NE, Vienna, VA 22180	<b>Agent</b>
Staats Developers, Inc	120 Church Street NE, Suite 200, Vienna, VA 22180 and 320 Glyndon St NE, Vienna, VA 22180	<b>Agent</b>

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2015-HM-090  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: June 9, 2015  
(enter date affidavit is notarized)

129 316

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)  
Staats Developers, Inc. 120 Church Street NE, Suite 200, Vienna, VA 22180 and 320 Glyndon St NE, Vienna, VA 22180

**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)

Thomas V. Staats, President & Owner

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

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

Application No.(s): SP 2015-HM-090  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: June 9, 2015  
(enter date affidavit is notarized)

129316

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s): SP 2015-HM-090  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: June 9, 2015  
(enter date affidavit is notarized)

129136

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2015-HM-090  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: June 9, 2015  
(enter date affidavit is notarized)

129316

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:

Stephen D. Risseuw

(check one) [x] Applicant [ ] Applicant's Authorized Agent

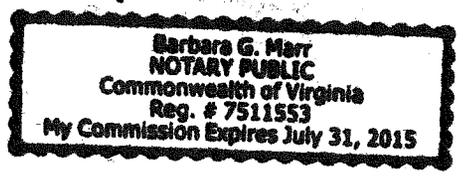
Stephen D. Risseuw, Title Owner  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of June 20 15 in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Barbara G. Marr  
Notary Public

My commission expires: 7.31.15

SM



AGENT AUTHORIZATION STATEMENT

To Whom It May Concern:

We, the undersigned title owners of the property identified below, do hereby authorize Tommy Staats, Barbara Marr, Rick Garbers, Staats Developers, Inc. to act as agent in the furtherance of an application for a special permit on the property located at: ~~908 Country Club Drive NE,~~ 9108 RIDGE LANE 22180 SO2 SO2 SO2 Vienna, Virginia 22180. Tax Map No.: 0284-04-0014.

Thank you in advance for your cooperation.

APPLICANT/TITLE OWNER

Date: 5/11/2015

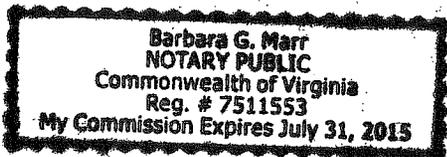
By: Steph D. Rish

COMMONWEALTH/STATE OF: VIRGINIA  
CITY/COUNTY OF: FAIRFAX, TO WIT:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2015 in the County of Fairfax, VA.  
[State]

Barbara G. Marr  
Notary Public (Signature)  
Notary Registration No. 7511553  
My Commission Expires: 7-31

AFFIX NOTARY SEAL/STAMP



ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE OWNER, SIGNATURES MAY CONTINUE ON NEXT PAGE.

AGENT AUTHORIZATION STATEMENT

Page 2 of 2

APPLICANT/CO-TITLE OWNER

Date: 5/11/2015

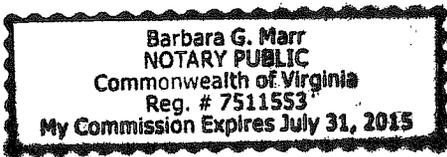
By: [Signature]

COMMONWEALTH/STATE OF: VIRGINIA  
CITY/COUNTY OF: FAIRFAX, TO WIT:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 20 15  
in the County of Fairfax, VA  
[State]

[Signature]  
Notary Public (Signature)  
Notary Registration No. 7511553  
My Commission Expires: 7/31/15

AFFIX NOTARY SEAL/STAMP



**PERMIT APPLICATION**

Permit Application Center  
12055 Government Center Parkway  
Suite 230  
Fairfax, Virginia 22035-5504  
703-222-0801, TTY 711  
www.fairfaxcounty.gov/buildingpermits



County use only		Fee
Building #	143300019	\$
Mechanical #		\$
Electrical #		\$
Plumbing #		\$
Fire #		\$
Appliance #		\$
Tax Map #	Parent #	Plan # R-14-2116

Job Location \_\_\_\_\_  
 Street Address 9108 RIDGE LANE  
 Lot Number 14 Building \_\_\_\_\_ Floor \_\_\_\_\_ Suite \_\_\_\_\_  
 Tenant's Name VACANT Subdivision Rolling Ridge LT 14

Owner Information  
 Name Steve Risseuw  Owner  Tenant  
 Address 908 Country Club Drive  
 City Vienna State VA ZIP 22180  
 Phone 703.938.3256 Email bmarr724@AOL.com

Contractor Information (see back for additional contractors)  
 Company Name Staats Developers Inc  Same as Owner  
 Address 120 Church St NE Ste 200 Contractor ID # 286320  
 City Vienna State VA ZIP 22180  
 Phone 703.938.3256 Email bmarr724@AOL.com  
 State Contractor's License # 2705019203 County BPOL # 000.24.7289/1431883

Applicant Information  
 Name Rick Garbers Contact ID # AC 3389870  
 Address 120 Church St NE Ste 200  
 City Vienna State VA ZIP 22180  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

Designated Mechanics Lien Agent (residential only)  
 Name \_\_\_\_\_  None Designated  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

Description of Work  
Construction of New Single Family Dwelling. 8809-INF-001-1  
 Estimated Cost \$ 130000 House Type \_\_\_\_\_ Masterfile Number \_\_\_\_\_

I hereby certify that I have authority to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.  
 Signature of Owner, Master or Agent Rick Garbers Date 11/26/14  
 Printed Name Rick Garbers Title Agent

**COUNTY USE ONLY**  
 Licensing W. K. ... Health W. K. ... Wastewater \_\_\_\_\_  
 Zoning W. K. ... Site W. K. ... Building W. K. ...  
 Approved for issuance by [Signature] Date 12.18.14 Fee \$ 1025

**PERMIT APPLICATION**

Permit Application Center  
12055 Government Center Parkway  
Suite 230  
Fairfax, Virginia 22035-5504  
703-222-0801, TTY 711  
www.fairfaxcounty.gov/buildingpermits



	County use only	Fee
Building #	142950025	\$ 30.00
Mechanical #		\$
Electrical #		\$
Plumbing #		\$
Fire #		\$
Appliance #		\$
Plan #	N	

Tax Map # 18-4-04-14 Parent #

**Job Location**

Street Address 9108 Ridge Lane  
Lot Number 14 Building Floor Suite  
Tenant's Name VACANT - Partially demolished subdivision Rolling Ridge

**Owner Information**

Name Stone Bisseeuw  Owner  Tenant  
Address 908 Country Club Drive  
City Vienna State VA ZIP 22180  
Phone 703.938.3256 Email bmarre724@aol.com

**Contractor Information (see back for additional contractors)**

Company Name Staats Developers Inc.  Same as Owner  
Address 120 Church St NE Ste 200 Contractor ID # 286370  
City Vienna State VA ZIP 22180  
Phone 703.938.3256 Email bmarre724@aol.com  
State Contractor's License # 2705019203 County BPOL # 000.24.7289/1437383

**Applicant Information**

Name Rick Garbers Contact ID # AC 3389870  
Address 120 Church St NE Ste 200  
City Vienna State VA ZIP 22180  
Phone 703.938.3256 Email bmarre724@aol.com

**Designated Mechanics Lien Agent (residential only)**

Name  None Designated  
Address  
City State ZIP  
Phone Email

**Description of Work**

Completion of Demolition - (see attached Demo Permit # 142950025 (partial))  
8869 - INF - 001 - 1  
Estimated Cost \$ House Type Masterfile Number

I hereby certify that I have authority to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner, Master or Agent \_\_\_\_\_ Date 12/3/14  
Printed Name Rick Garbers Title Agent

**COUNTY USE ONLY**

Licensing \_\_\_\_\_ Health \_\_\_\_\_ Wastewater \_\_\_\_\_  
Zoning 12-9-14 Water \_\_\_\_\_ Site 12/9/14 AM Building \_\_\_\_\_  
Approved for issuance by JM Date 12/9/14 Fee \$



FAIRFAX  
COUNTY

Department of Public Works and Environmental Services  
Office of Building Code Services  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5504

142950025

V I R G I N I A

Structure Demolition Sign-off Sheet

Job Location/Address: 9108 Ridge Ln

The office(s) indicated below have been rechecked to determine if any proffers apply to the requested work.

Zoning - by W.W. Date 12-9-14

Comments:

**Not in Historic District  
No Proffers**

APPROVED

DISAPPROVED

Date \_\_\_\_\_

Permit Application Branch, Lead Permit Technicians  
Department of Public Works and Environmental Services



FAIRFAX  
COUNTY

Department of Public Works and Environmental Service  
Office of Building Code Services  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5504

V I R G I N I A

142950025

Structure Demolition Sign-off Sheet

Job Location/Address: 9108 Ridge Lane

The office(s) indicated below have been rechecked to determine if any proffers apply to the requested work.

Zoning - by Roger Macey Date 10-28-14

Comments: **NOT IN AN HISTORIC DISTRICT.  
NO PROFFERS.**

APPROVED

DISAPPROVED

M

Date 10/31/14

Permit Application Branch, Lead Permit Technicians  
Department of Public Works and Environmental Services

**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.

**8-918 Additional Standards for Accessory Dwelling Units**

As established by the Fairfax County Board of Supervisors' Policy on Accessory Dwelling Units (Appendix 5), the BZA may approve a special permit for the establishment of an accessory dwelling unit with a single family detached dwelling unit but only in accordance with the following conditions:

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit and there shall be no more than one accessory dwelling unit per single family detached dwelling unit.
2. Except on lots two (2) acres or larger, an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.

On lots two (2) acres or greater in area, an accessory dwelling unit may be located within the structure of a single family detached dwelling unit or within a freestanding accessory structure.
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. When the accessory dwelling unit is located in a freestanding accessory structure, the gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the accessory freestanding structure and the principal dwelling unit.
4. The accessory dwelling unit shall contain not more than two (2) bedrooms.
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
  - A. One of the dwelling units shall be owner occupied.
  - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly and/or disabled as specified below:
    - (1) Any person fifty-five (55) years of age or over and/or
    - (2) Any person permanently and totally disabled. If the application is made in reference to a person because of permanent and total disability, the application shall be accompanied by a certification by the Social Security Administration, the Veterans Administration or the Railroad

Retirement Board. If such person is not eligible for certification by any of these agencies, there shall be submitted a written declaration signed by two (2) medical doctors licensed to practice medicine, to the effect that such person is permanently and totally disabled. The written statement of at least one of the doctors shall be based upon a physical examination of the person by the doctor. One of the doctors may submit a written statement based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability.

For purposes of this Section, a person shall be considered permanently and totally disabled if such person is certified as required by this Section as unable to engage in any substantial gainful activity by reasons of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.

- C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by not more than one (1) of the following:
  - (1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.
  - (2) A group of not more than four (4) persons not necessarily related by blood or marriage.
- 6. Any accessory dwelling unit established for occupancy by a disabled person shall provide for reasonable access and mobility as required for the disabled person. The measures for reasonable access and mobility shall be specified in the application for special permit. Generally, reasonable access and mobility for physically disabled persons shall include:
  - A. Uninterrupted access to one (1) entrance; and
  - B. Accessibility and usability of one (1) toilet room.
- 7. The BZA shall review all existing and/or proposed parking to determine if such parking is sufficient to meet the needs of the principal and accessory dwelling units. If it is determined that such parking is

insufficient, the BZA may require the provision of one (1) or more off-street parking spaces. Such parking shall be in addition to the requirements specified in Article 11 for a single family dwelling unit.

8. The BZA shall determine that the proposed accessory dwelling unit together with any other accessory dwelling unit(s) within the area will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit be deemed a subdivision of the principal dwelling unit or lot.
9. Any accessory dwelling unit shall meet the applicable regulations for building, safety, health and sanitation.
10. Upon the approval of a special permit, the Clerk to the Board of Zoning Appeals shall cause to be recorded among the land records of Fairfax County a copy of the BZA's approval, including all accompanying conditions. Said resolution shall contain a description of the subject property and shall be indexed in the Grantor Index in the name of the property owners.
11. The owner shall make provisions to allow inspections of the property by County personnel during reasonable hours upon prior notice.
12. Special permits for accessory dwelling units shall be approved for a period not to exceed five (5) years from the date of approval; provided, however, that such special permits may be extended for succeeding five (5) year periods in accordance with the provisions of Sect. 012 above.
13. Notwithstanding Par. 5 of Sect. 9-012, any accessory dwelling unit approved prior to July 27, 1987 and currently valid may be extended in accordance with the provisions of this Section and Sect. 012 above.