

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WALTER S. WAINWRIGHT TR, ELAINE WAINWRIGHT, TR, SP 2015-HM-102 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 13.1 ft. from a rear lot line. Located at 1922 Aubrey Place Ct., Vienna, 22182, on approx. 10,443 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 28-3 ((19)) 10. Ms. Theodore moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 7, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the property.
2. The property is situated on an odd-shaped lot at the end of a cul-de-sac. The proposed placement of the screened in porch is the logical place for the deck. There is sufficient screening for the deck with mature vegetation.
3. The proposed addition will be compatible with the existing dwelling and in character with neighboring properties.
4. The applicant is in agreement with the proposed development conditions.
5. Staff is recommending approval.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

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 screened porch addition (178 square feet and 26.0 feet in height), as shown on the plat entitled "Special Permit, Lot 10, Aubrey Place, Fairfax County, Virginia, Hunter Mill

District," prepared by James D. Thurber, L.S., on June 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 (3,795 square feet existing + 5,693 square feet (150%) = 9,488 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.

Mr. Hart seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

Suzanne Frazier  
Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals

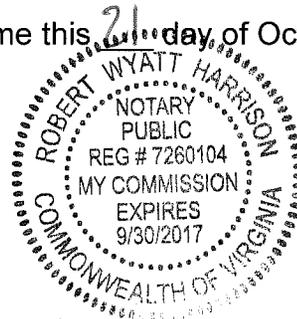
ACKNOWLEDGEMENT

COUNTY OF FAIRFAX  
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me this 21 day of October, 2015.

Robert Wyatt Harrison  
Notary Public

My commission expires: 9-30-2017



Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

Elaine & Scott Wainwright  
1922 Aubrey Place Ct.  
Vienna, VA 22182  
703-281-2751  
703-869-0095

RECEIVED  
Department of Planning & Zoning  
APR 20 2015  
Zoning Evaluation Division

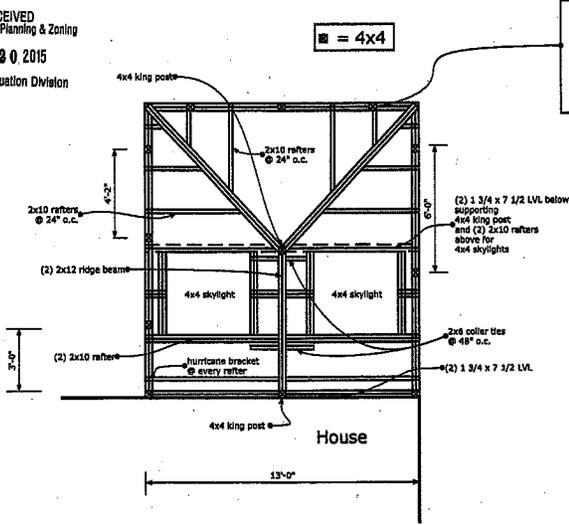
All work to comply with VRC 2009 and manufacturer's requirements

all members and fasteners to be hot dipped galvanized or equivalent for suitable contact with pressure treated lumber.  
all beams to be tied together with nails, screws, or mechanical connections per VRC 2009  
New structure is not blocking any existing egress at any level.  
Country Deck Details are attached as part of the approved permit for any missing details.  
Posts & posts within 3' from existing exterior house foundation must bear at the same level.

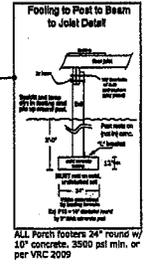
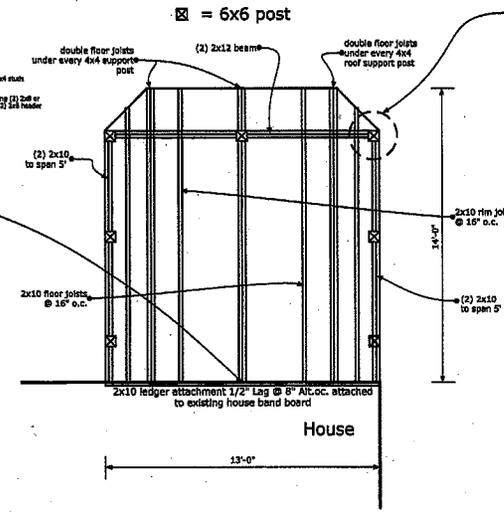
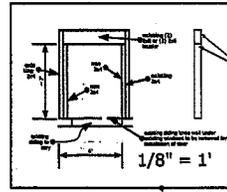
Porch

- Notes:
- Guardrails are required for decks & porches more than 30" above grade or floor. Guardrails must extend 36" above floor level.
  - The greatest clear height shall not exceed the smallest by more than 3/8".
  - Secure the pieces at top & bottom with 1-1/8" corrosion resistant screw or 2-1/2" galv. nails.
  - Blanks with 3 or more ribs require most fittings & handrails.
  - Graspable handrails to be continuous the full length of the same ends to be returned to post.

Hip Roof Framing

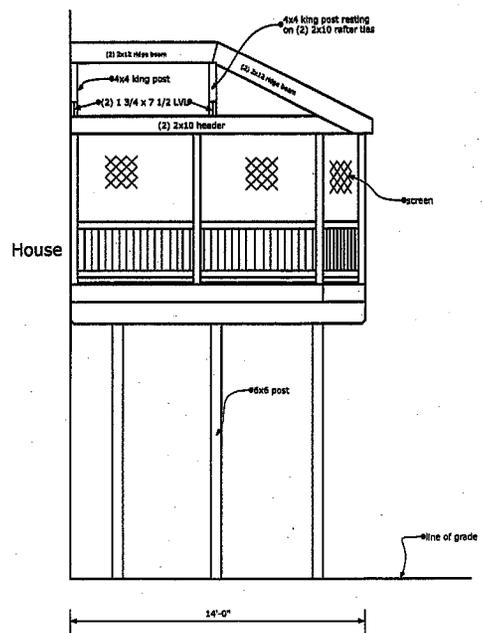


FRAMING

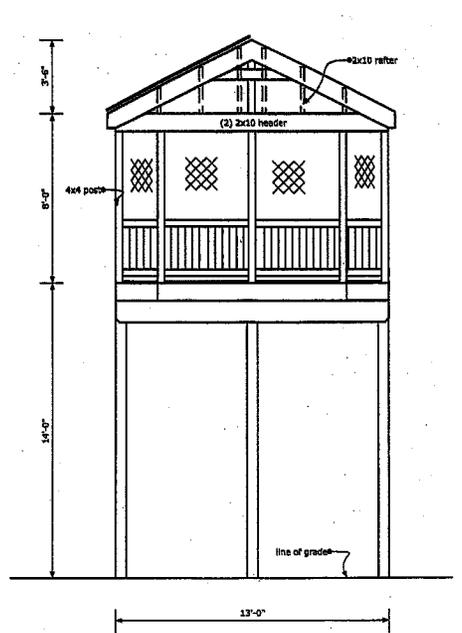


ELEVATION

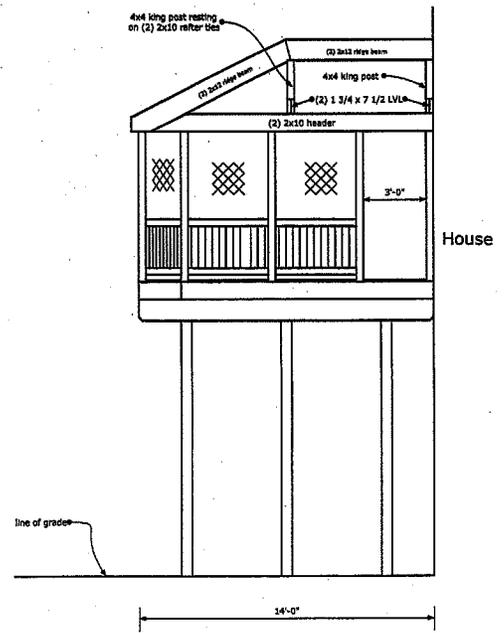
LEFT



FRONT



RIGHT



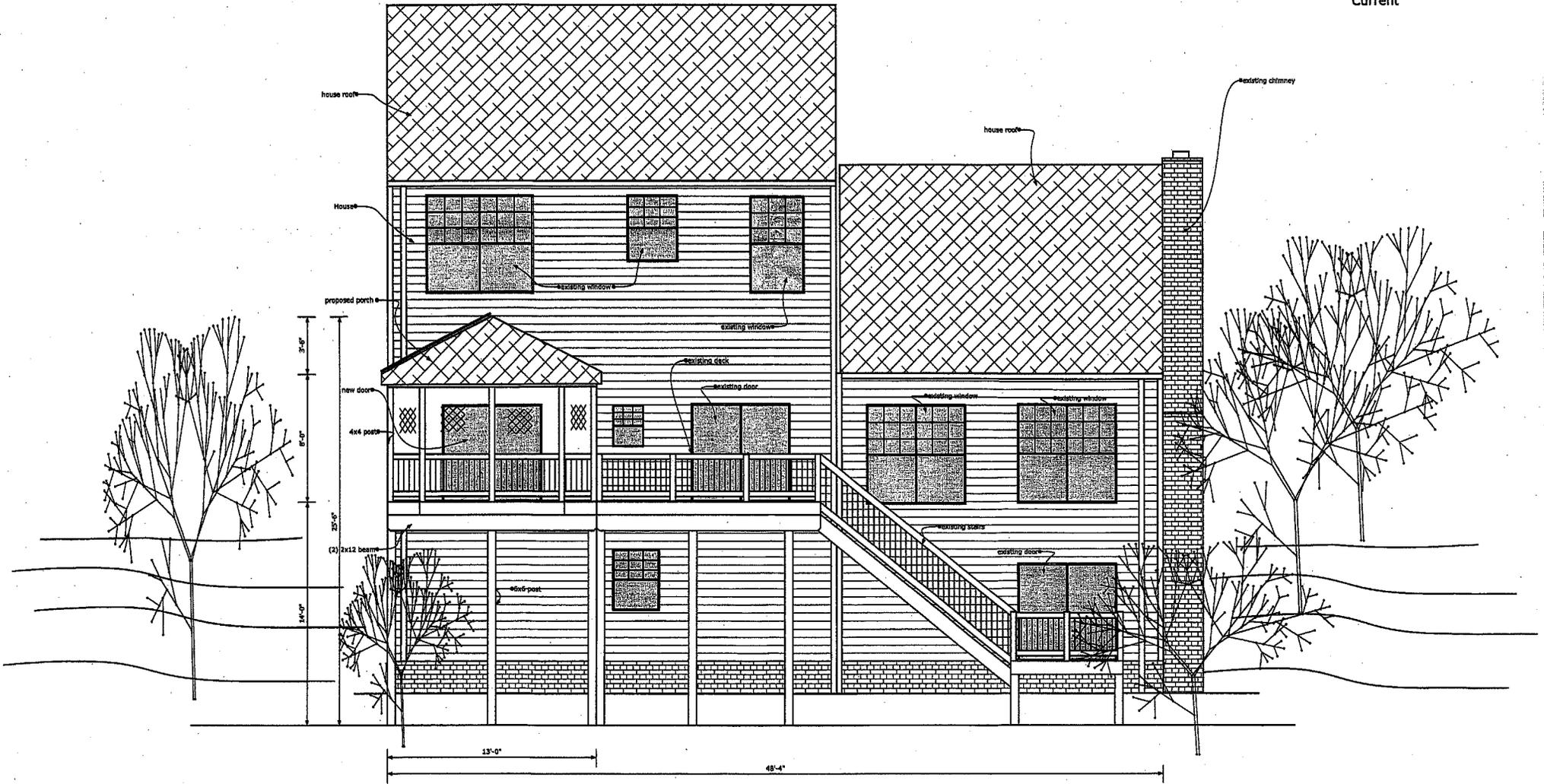
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Front Elevation



Current



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Left Elevation



Current



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Right Elevation



Current

