

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THOMAS JOHN ANDERSEN, SP 2015-DR-122 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 21.3 ft. from a front lot line of a corner lot. Located at 2121 Hilltop Pl., Falls Church, 22043, on approx. 12,597 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((6)) (G) 1. Mr. Byers 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 November 18, 2015; and

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

1. The applicant is the owner of the property.
2. The Board has determined the application meets all the submission requirements of Section 8-922.
3. The applicant had read, understands, and agrees with the proposed development conditions.

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 addition (497 square feet and 13.2 feet in height), as shown on the plat entitled "Special Permit Plat, Lot 1 Block G Section 2, Churchill, Fairfax County, Virginia, Dranesville District," prepared by James D. Thurber, L.S., on August 6, 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 (1,561 square feet existing + 2,341 square feet (150%) = 3,902 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 6-0. Mr. Beard was absent from the meeting.

A Copy Teste:

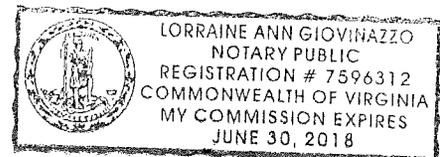
Suzanne Frazier
 Suzanne Frazier, Deputy Clerk
 Board of Zoning Appeals

ACKNOWLEDGEMENT

COUNTY OF FAIRFAX
COMMONWEALTH OF VIRGINIA

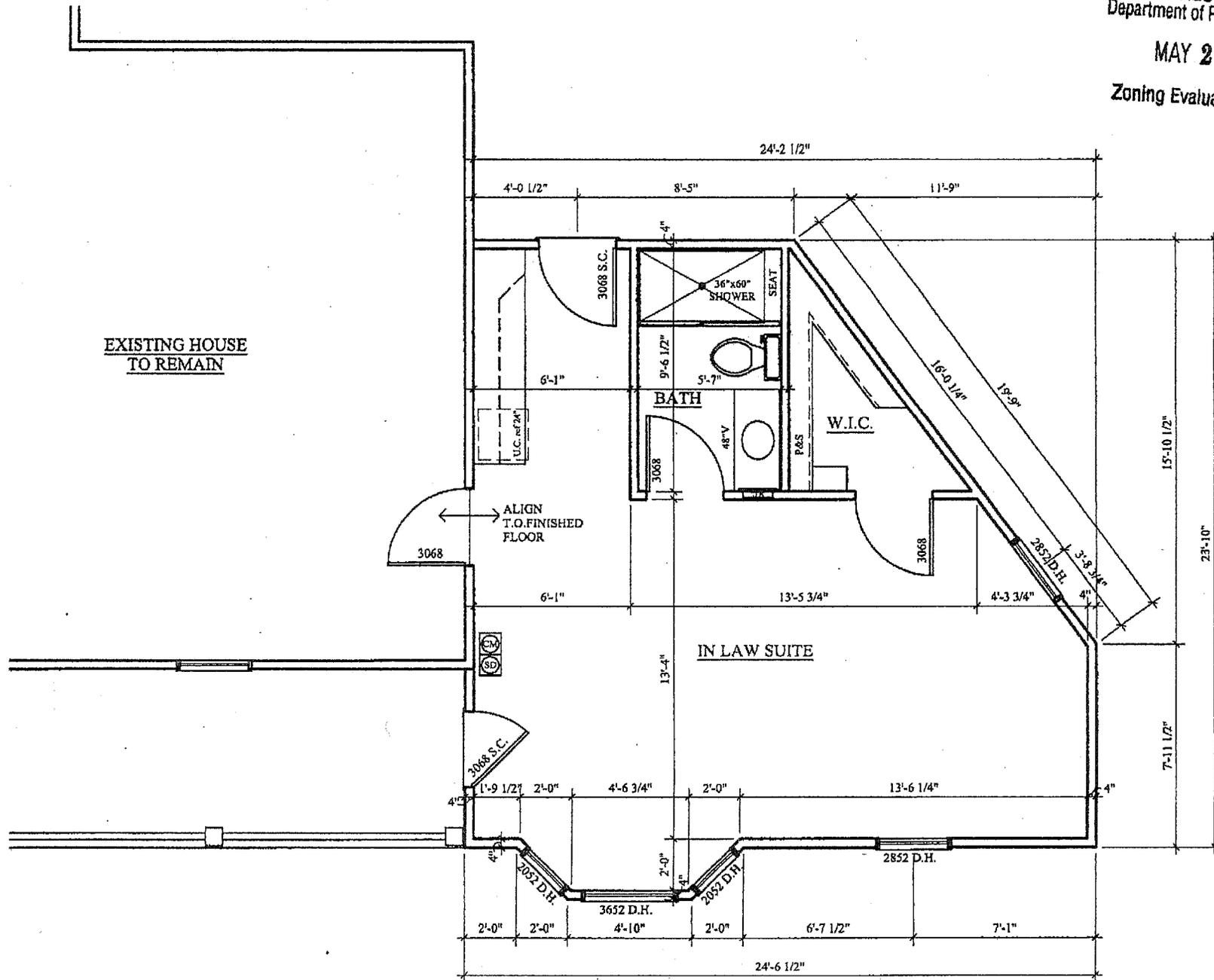
The foregoing instrument was acknowledged before me this 1st day of December, 2015.

Lorraine A. Giovinazzo
 Notary Public
 My commission expires: 6/30/18

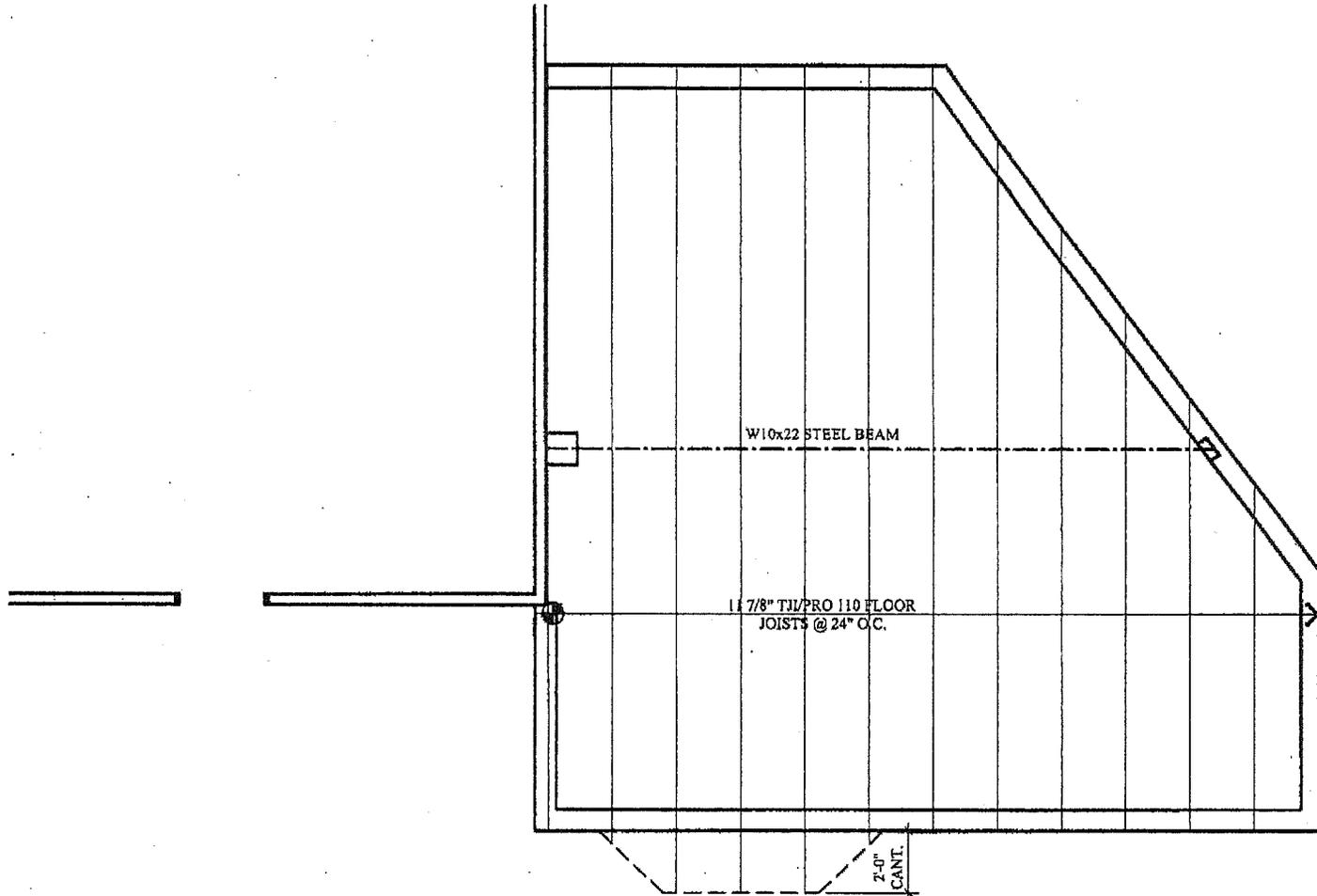


MAY 20 2015

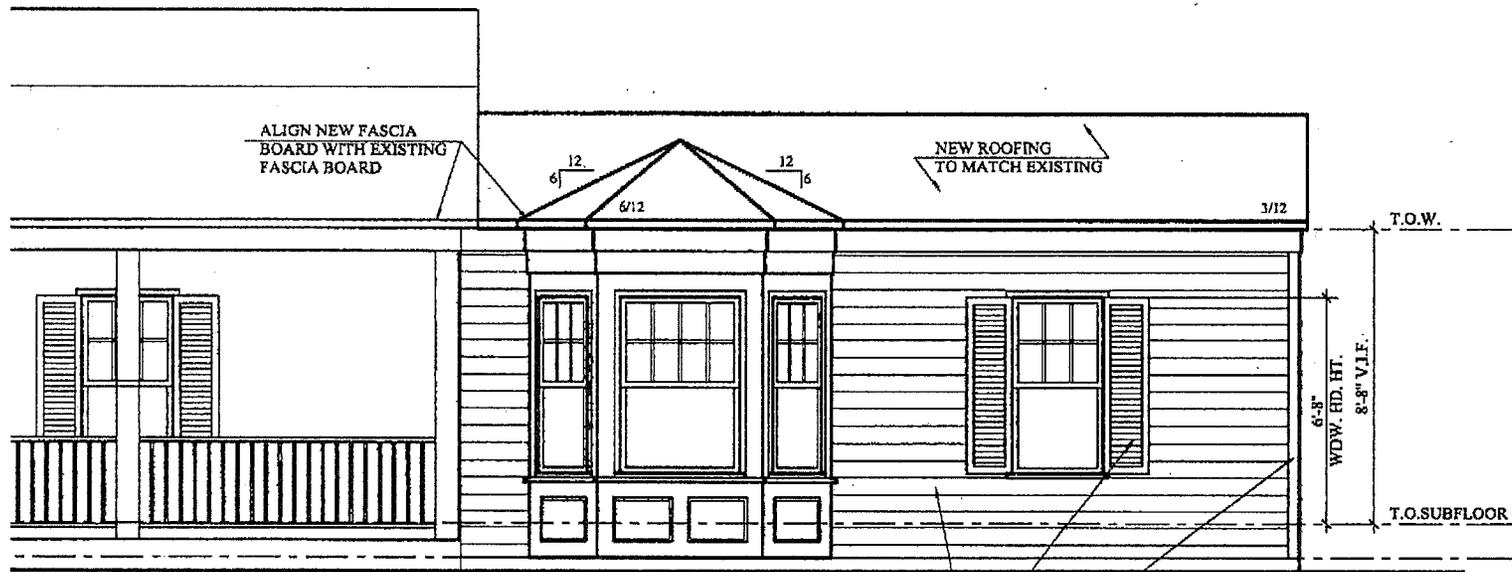
Zoning Evaluation Division



MAIN LEVEL PLAN

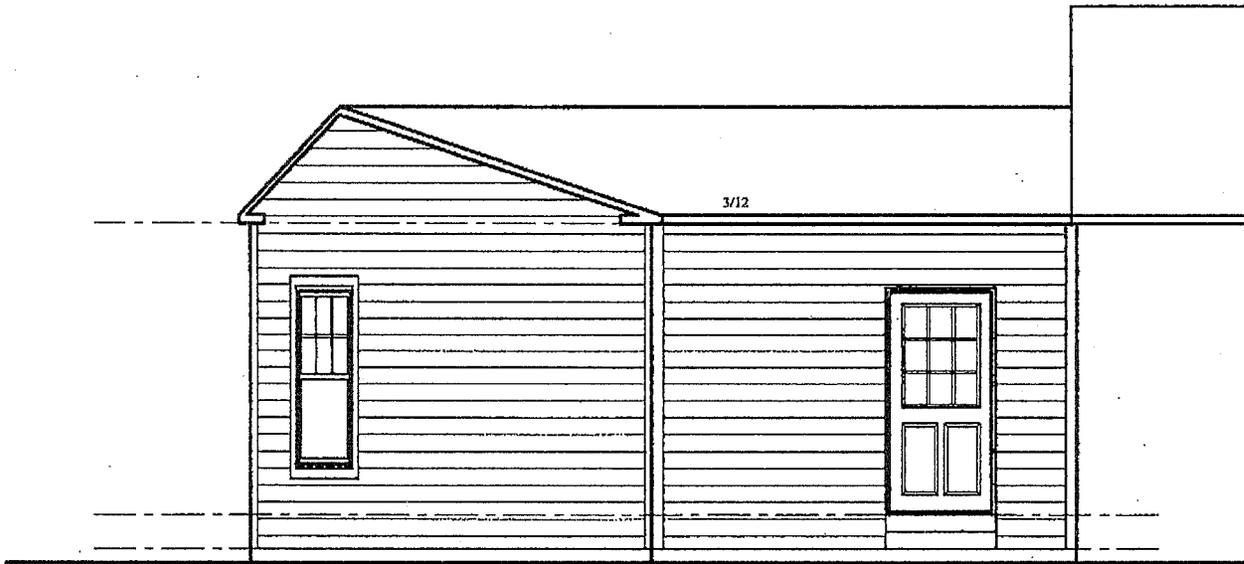


FLOOR FRAMING PLAN



FRONT ELEVATION

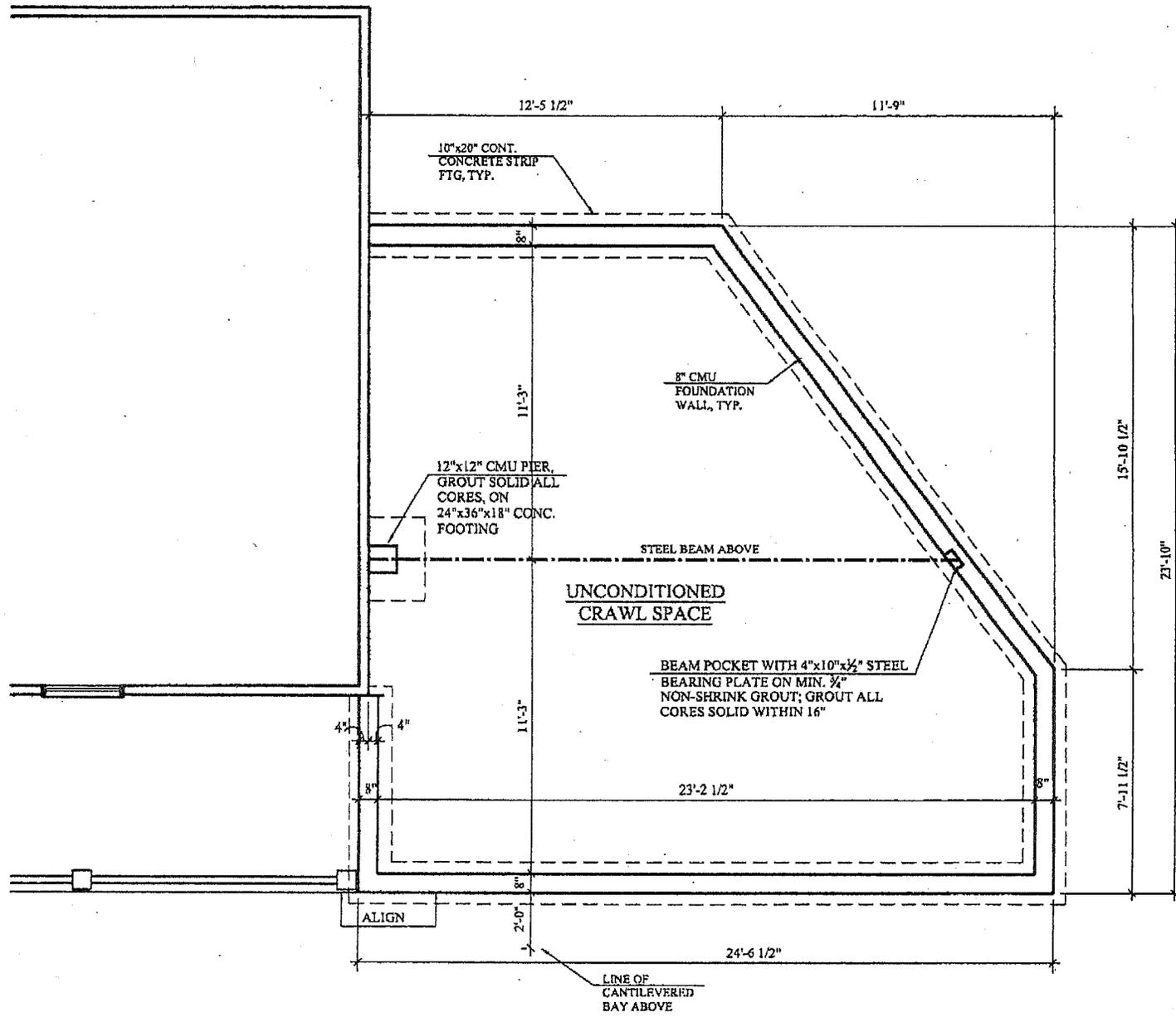
- SIDING TO MATCH EXISTING
- 16" W LOUVERED SHUTTER, TYP.
- 4" CORNER BOARD



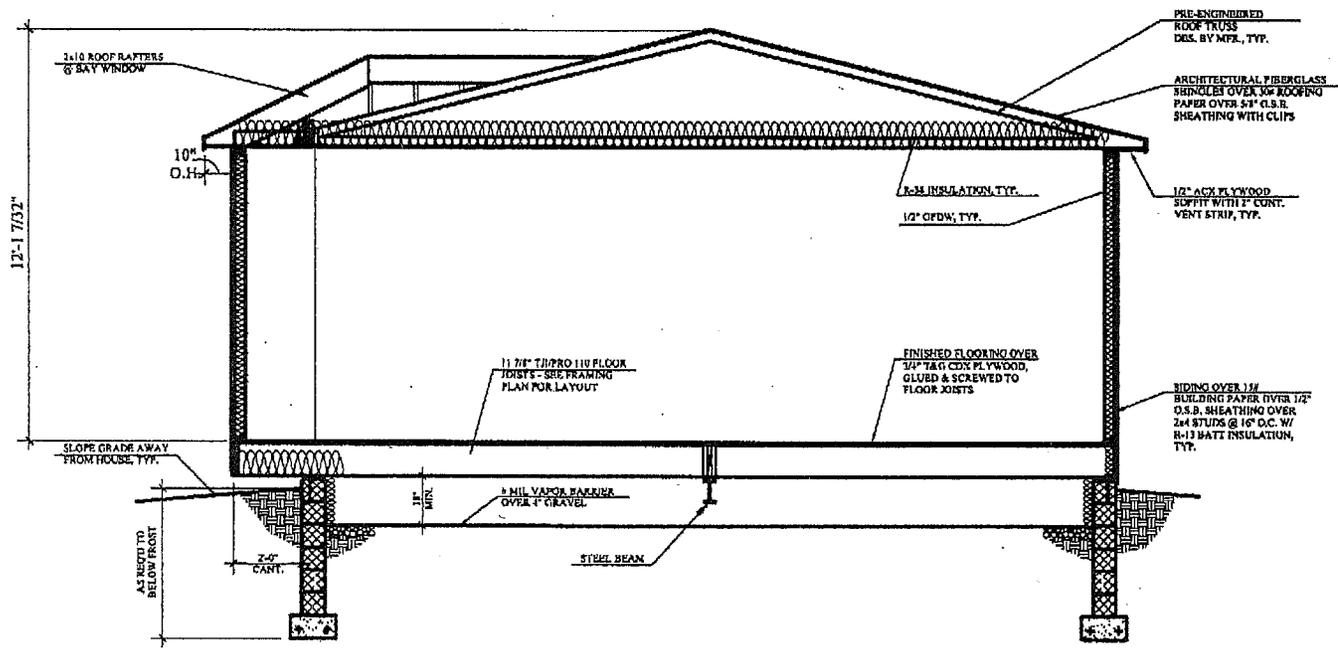
REAR ELEVATION



RIGHT SIDE ELEVATION



FOUNDATION PLAN



BUILDING SECTION

VINYL SIDING OVER
 15# FELT OVER 1/2"
 O.S.B. EXTERIOR
 SHEATHING
 1 1/4" TIMBERSTRAND
 BAND BOARD

R-30 INSULATION @
 CRAWL SPACE, TYP.

SLOPE GRADE AWAY
 FROM WALL

G.L.

WATERPROOF TO TOP
 OF WALL

8" THICK CMU FNDN. WALL

PROVIDE HORIZ. JOINT
 REINFORCEMENT
 (DUROWALL) @ 16"
 O.C. IN ALL CMU
 WALLS

8"x16" CONT. CONC. STRIP
 FTG. W/ 2 #4 RE-BARS
 CONTINUOUS

1/2" G.P.D.W. OVER APPROVED
 VAPOR BARRIER

R-13 BATT INSULATION

T. & G. PLYWOOD SUBFLOOR

2x4 (P.T.) SILL PLATE
 OVER SILL SEAL

FLOOR JOIST

1/2 GALV.
 ANCHOR BOLT 15"
 EMBEDMENT INTO
 FILLED CELLS

UNCONDITIONED
 CRAWL SPACE

6 MIL VAPOR
 BARRIER OVER
 4" GRAVEL

ALL CORES W/ REINFORCING:
 GROUT SOLID TO FTG. W/
 PEA GRAVEL CONC. OR MORTAR

NOTES:

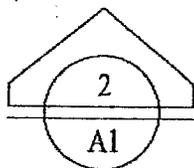
$f'_m = 1350$ psi
 $f_y = 60$ ksi
 Fluid Pressure = 45 pcf/ft

3" CLEAR, TYP.

AS REQ'D TO BELOW FROST

1'-2 1/8"

18" MIN.



8" THICK CMU FOUNDATION WALL @ CRAWL SPACE

3/4" = 1'-0"