



**APPLICATION ACCEPTED:** September 16, 2015  
**BOARD OF ZONING APPEALS:** January 6, 2016  
**TIME:** 9:00 a.m.

# County of Fairfax, Virginia

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**December 30, 2015**

## **STAFF REPORT**

**SPECIAL PERMIT SP 2015-DR-131**

### **DRANESVILLE DISTRICT**

**APPLICANT:** John P. Terry, Trustee

**OWNER:** John P. Terry and Helena Skotowska

**STREET ADDRESS:** 6705 Hazel Lane, McLean 22101

**SUBDIVISION:** West Grass Ridge, Section 1, Block 3, Lot 3

**TAX MAP REFERENCE:** 30-4 ((28)) (3) 3

**LOT SIZE:** 10,767 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit a reduction in certain side and front yard requirements to permit construction of a garage addition 7.2 feet from a side lot line and 25.2 feet from the front lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2015-DR-131, 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, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Heath Eddy, AICP

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.

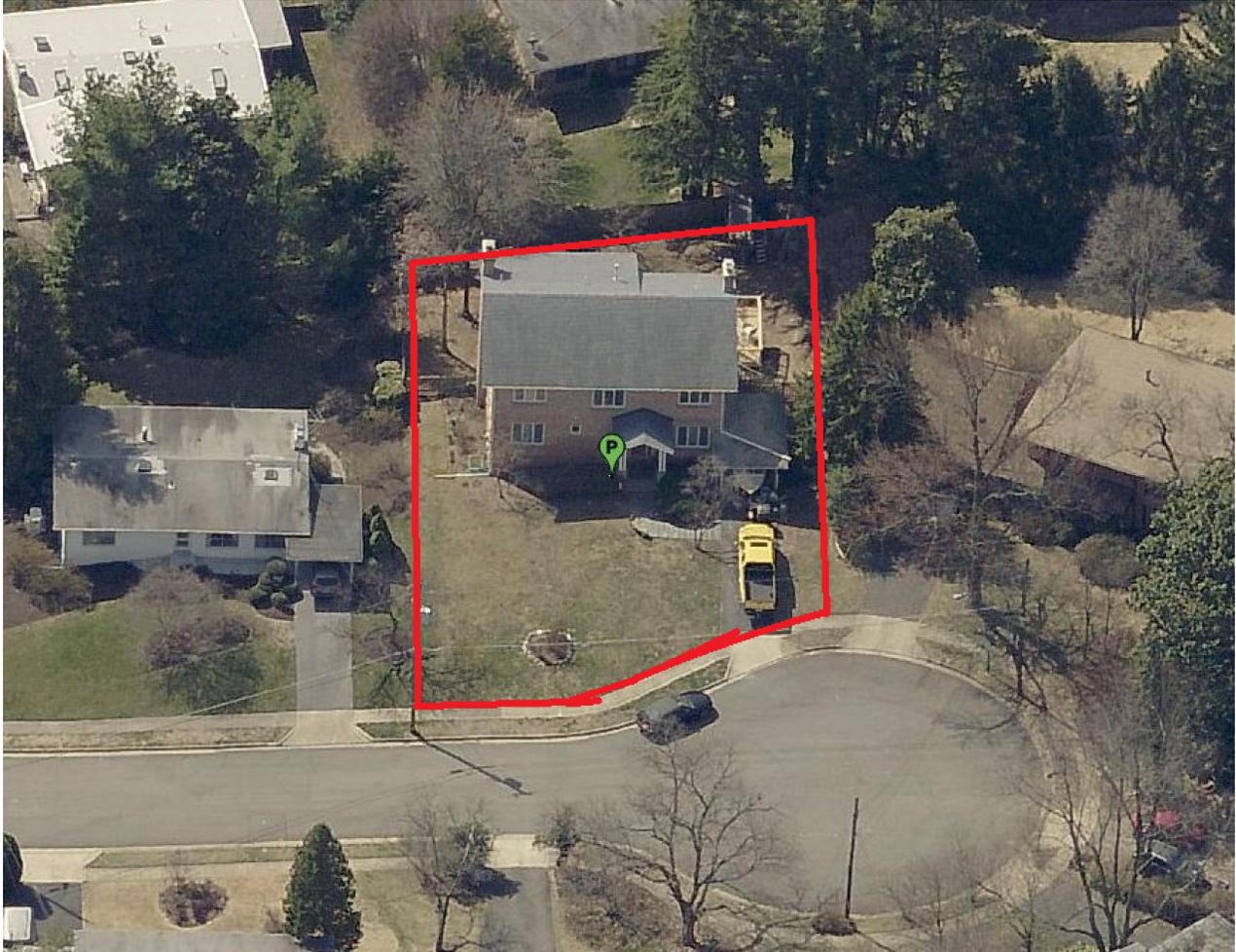
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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 REQUEST

The applicant requests special permit approval to permit a reduction in the side and front yard requirements to allow construction of an addition to the existing residence. This is a request to construct a 1-car garage located on the northwestern corner of the residence, replacing the existing 1-car carport, which is 10.5' x 22.3' in size, with a garage 12.5' x 30.6' in size. The garage would be 13 feet wide at the front to permit an extra half foot to wrap around and attach to the front of the house.



**Figure 1: Subject property**, Source: Pictometry 2015.

A copy of the special permit plat, prepared by Thomas G. Lutke, L.S., of NoVA Surveys, dated September 15, 2015 and received September 16, 2015, consisting of one sheet is provided at the front of this staff report. A copy of the applicant's statement of justification and relevant photographs, a hand drawn architectural rendering, and the affidavit are provided in Appendices 1-3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 10,767-square foot subject property is located on Hazel Lane, a cul de sac with 8

residential dwellings in the West Grass Ridge development of McLean, located east of Tysons and south of downtown McLean, off Westmoreland Street. This section is located north of Kent Gardens Elementary School. The site is developed with a 2,952-square foot 2-story single family detached dwelling with a 436 square foot recreation room in the basement with access to the back yard. The total gross floor area of the residence is 4,263 square feet. The property currently has a single car carport on the northwestern corner of the residence. There are several trees and other vegetation separating the subject property from the neighboring lot immediately adjacent to the carport. The lot gently slopes downward from the front of the dwelling to the roadway.

The subject property and surrounding lots are zoned R-3 and developed with single family detached dwellings.

## **BACKGROUND AND HISTORY**

Fairfax County Tax Records indicate that the single family dwelling on the subject property was constructed as a 1-story residence with cellar in 1957. The residence was expanded with a 2nd-story addition with a 2-story bump-out in 2005, and then the original front stoop was replaced with the current portico in 2010. In 2014, a 16' x 21' deck was added on the rear (see Appendix 4). The current owners purchased the property in early 2015.

County records indicate that no special permits or variances related to a reduction in minimum required side or rear yards or the construction of an accessory structure are located on nearby properties.

## **DESCRIPTION OF THE APPLICATION**

The applicants request special permit approval to permit a reduction in the minimum side and front yards to replace the existing 1-car carport with a 1-car garage. The requested reductions are for a side yard of 7.2 feet and for a front yard of 25.2 feet. The minimum side and front yards in the R-3 District are 12 feet and 25 feet respectively, so the applicant is requesting a reduction of 4.8 feet for the side yard (a reduction of 40%) and 4.8 feet for the front yard (a reduction of 16%).

The existing carport is approximately 234 square feet in area. With the proposed garage, there would be an increase of just under 155 square feet in floor area, for a total of 389 square feet. The requested side yard reflects that eaves are under 10 feet in height, thus not eligible for extension allowance under Section 2-412 of the Zoning Ordinance.

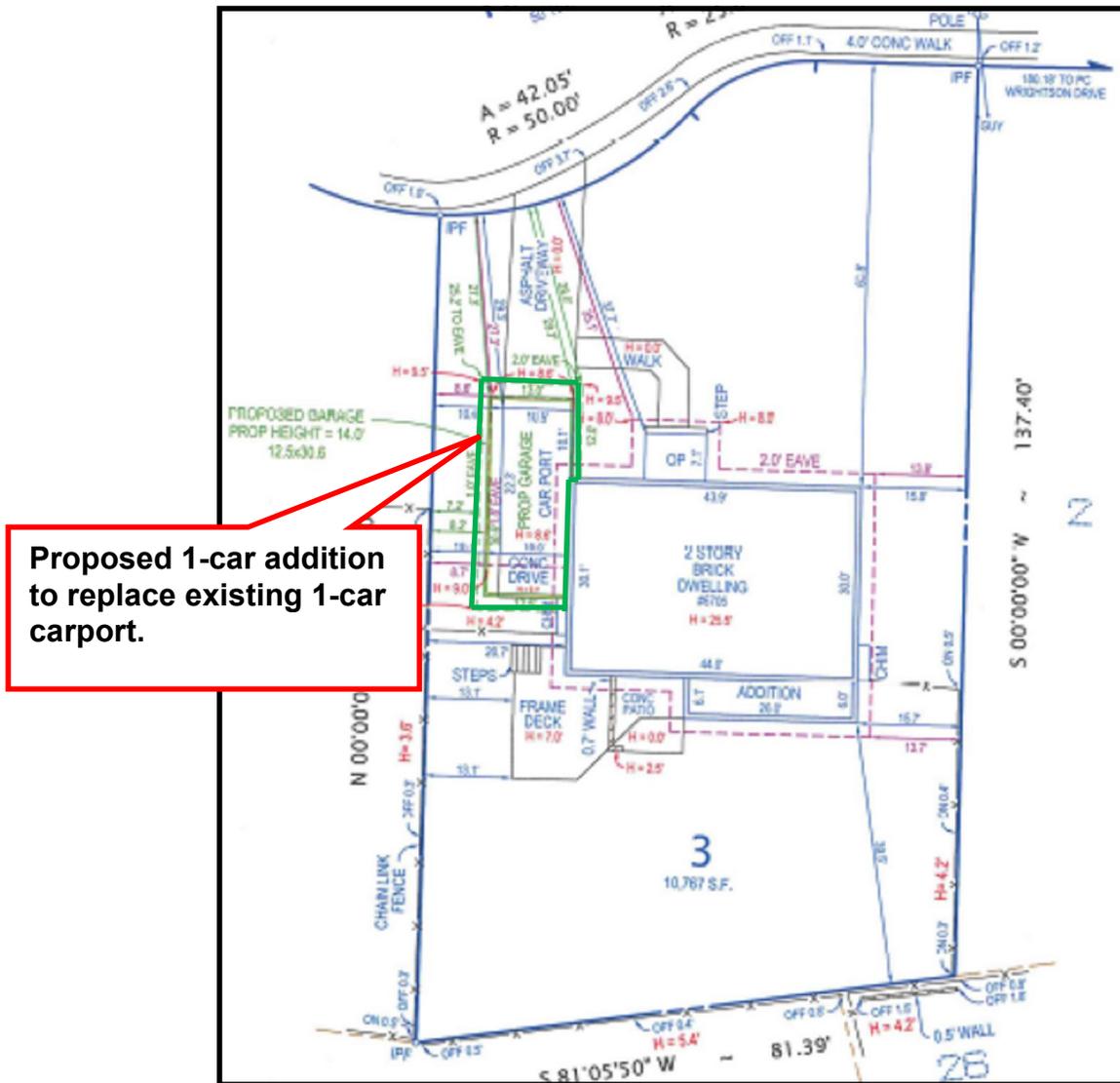
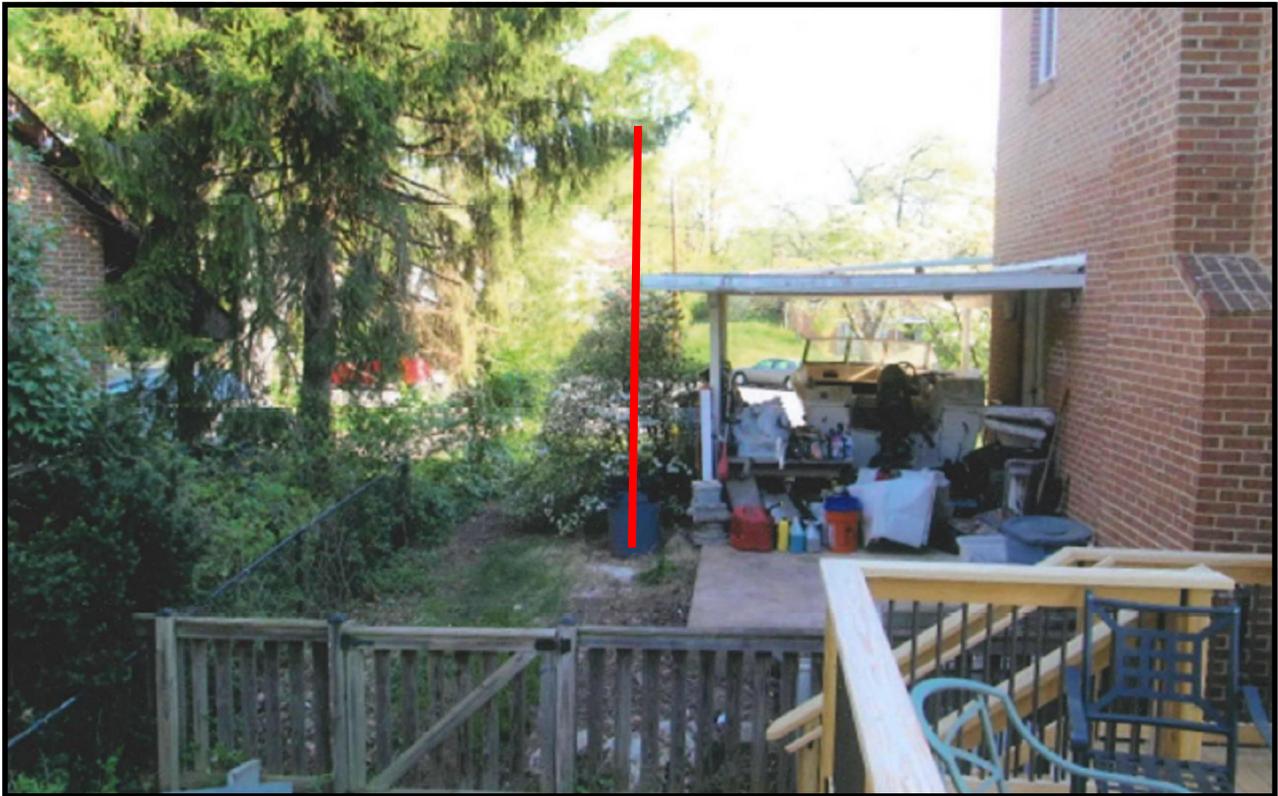


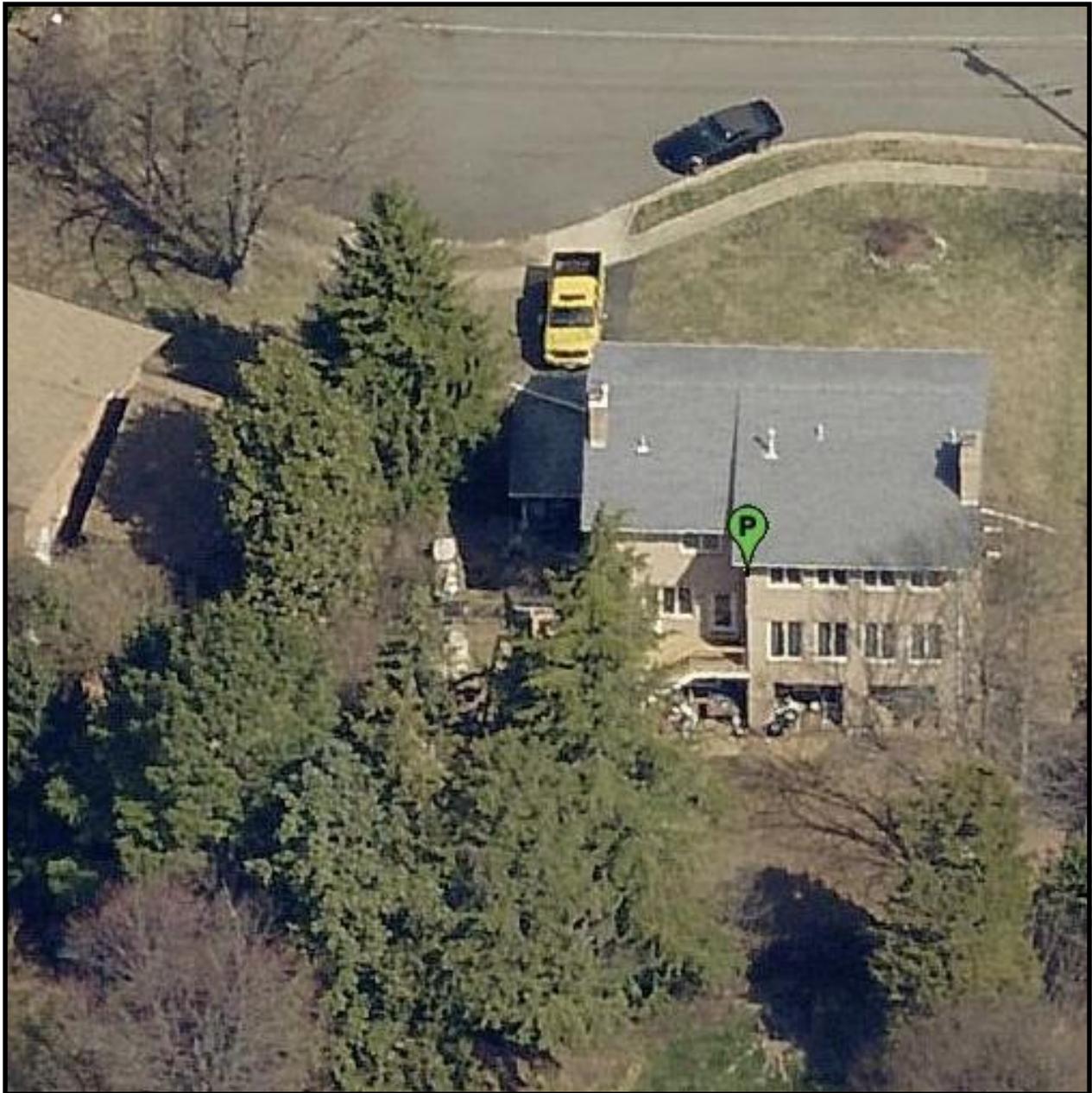
Figure 2: Special Permit Plat (partial).

The design of the garage is intended to minimize the visual impact. The side of the garage would project a wall at the same distance as the existing overhang of the carport. In Figure 3, below, a vertical line is drawn showing the location of the outer wall adjacent to the side lot line. This line shows the approximate location of the wall as well as the highest point of the garage, which is designed to mimic the existing roofline of the residence.

The depth of the garage would also enclose all of the current paved area as shown between the carport and the deck, as shown in Figure 3. The back garage wall would abut the chimney.



**Figure 3:** Existing carport and (shown) approximate location and height of garage wall at highest point. Photograph by applicant, 2015.



**Figure 4:** The subject property from the opposite angle, showing the landscaping surrounding the area of the proposed garage addition. Source: Pictometry, 2015.

## ANALYSIS

### Comprehensive Plan Provisions

Plan Area: II

Planning District: McLean

Planning Sector: Kirby Community Planning Sector (M3)

Plan Map: Residential

**ZONING ORDINANCE REQUIREMENTS** (Appendix 6)

The subject property is zoned R-3. The property was originally developed under the Suburban Residence district in the 1941 Zoning Ordinance, then converted to R-12.5 in the 1959 Zoning Ordinance. With the adoption of the 1978 Zoning Ordinance, the entire subdivision was converted to the R-3 District, which has the following lot size and bulk regulations.

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	Min. 10,500 sf.	10,767 sf.
Lot Width	Min. 80 feet	87.59 feet
Building Height	Max. 35 feet	25.5 feet
Front Yard	Min. 30 feet	25.2 feet proposed
Side Yard	Min. 12 feet	7.2 feet proposed
Rear Yard	Min. 25 feet	39.5 feet

This special permit application is subject to the following provisions of the Zoning Ordinance and is provided as Appendix 5. Subject to the development conditions, the special permit must meet these standards.

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a reduction in the minimum side yard to 7.2 feet and the minimum front yard to 25.2 feet to allow construction of a 1-car garage on the northwestern corner of the residence.

**General Standards for Special Permit Uses (Sect. 8-006)**

<b>Standards 1 &amp; 2</b> Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District allows a reduction in minimum required yards with special permit approval.
<b>Standard 3</b> Adjacent Development	The neighboring lots contain a combination of 1-car carports and a few attached garages; thus the proposal is compatible with the surrounding area and would not negatively impact the use or development of neighboring properties or negatively affect value.
<b>Standard 4</b> Pedestrian/ Vehicular Traffic	No increased vehicular or pedestrian traffic is expected with this application. In staff’s opinion, the proposed use does not conflict with existing and anticipated traffic in the neighborhood.

<p><b>Standard 5</b> Landscaping/ Screening</p>	<p>There are mature tree species and some understory plantings that screen the proposed garage from the adjacent property to the west, which would be most impacted by the proposal. The Urban Forester recommends that measures be taken to minimize soil disturbance to prevent damage to tree roots, including providing tree protection fencing prior to beginning construction, should the special permit be approved.</p>
<p><b>Standard 6</b> Open Space</p>	<p>There is no prescribed open space requirement on individual lots in the R-3 District.</p>
<p><b>Standard 7</b> Utilities, Drainage, Parking, and Loading</p>	<p>The proposed changes would not result in any impact on the public utilities, drainage patterns, or parking in the surrounding area. DPWES reports no complaints of stormwater problems in the area.</p>
<p><b>Standard 8</b> Signs</p>	<p>No signage is proposed.</p>

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

<p><b>Standard 1</b> Lot Size and Bulk Regulations</p>	<p>The bulk regulations for the minimum required side yard is requested to be modified with the special permit application. The property conforms to all other lot size and bulk regulations in the R-3 District.</p>
<p><b>Standard 2</b> Performance Standards</p>	<p>The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.</p>
<p><b>Standard 3</b> Site Plan</p>	<p>The proposed construction will not disturb more than 2,500 square feet, therefore no additional site plan requirements are required.</p>

**Standards for Reduction of Certain Yard Requirements (8-922)**

<p><b>Standard 1</b> Yard Requirements Subject to Special Permit</p>	<p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed addition would be located 7.2 feet and 25.2 feet from the side and front lot lines, respectively. The required side and front yards in an R-3 district are 12 feet and 30 feet, resulting in a reduction of 4.8 feet for each yard, or 40.0% from the side yard and 16% from the rear yard requirement. <i>B. Pipestem lots- N/A</i> <i>C. Accessory structure locations – N/A</i> <i>D. Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p>
<p><b>Standard 2</b> Not a Detached Structure in a Front Yard</p>	<p>The application does not propose a detached accessory structure.</p>

<p><b>Standard 3</b> Principal Structure that Complied with Yard Requirements When Established</p>	<p>At the time of its construction in 1957, as well as the major additions constructed in 2005 and 2014, the principle structure met all setback requirements. When the carport was originally constructed, it complied with the allowed yard extensions as provided in Sect. 2-412.</p>
<p><b>Standard 4</b> Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The proposed garage addition totals 389 square feet in area. The net increase in GFA is about 9% of the existing GFA of 4,263 square feet.</p>
<p><b>Standard 5</b> Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>N/A</p>
<p><b>Standard 6</b> Construction in Character with On-Site Development</p>	<p>The proposed garage would replace the existing carport and paved concrete area behind the carport. The garage is designed to occupy the vertical footprint of the carport, though the requested side and front yards reflect the increases in eaves, which are not high enough to meet the standards in Sect. 2-412. The garage is designed to mimic the roofline of the residence.</p>
<p><b>Standard 7</b> Construction Harmonious with Off-Site Development</p>	<p>The neighborhood is a mixture of single family detached dwellings with both carports and garages. Most of Hazel Lane has carports, though the neighboring property directly next to the carport has a 2-car garage. This proposal is consistent with the neighborhood in terms of design.</p>
<p><b>Standard 8</b> Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>The proposed garage would be located approximately 18 feet from the neighbor's residence to the west, which is a reduction of 1 foot from the carport overhang. Staff does not anticipate significant increases in runoff, though measures should be taken to reduce runoff through appropriate downspouting and diversion to existing stormwater facilities.</p>
<p><b>Standard 9</b> Represents the Minimum Amount of Reduction Necessary</p>	<p>Staff believes this proposal represents the minimum amount of reduction necessary, and will result in an improvement more consistent with the character of the existing residence.</p> <p>Other issues of environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p>
<p><b>Standard 10</b> BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p><b>Standard 11</b> Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>

<b>Standard 12</b> Architectural Elevations	A proposed elevation drawing is included as an attachment to the proposed development conditions in Appendix 1.
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## CONCLUSION

Staff finds that the proposal to permit a reduction of certain yard requirements to permit construction of an addition 7.2 feet from the side lot line and 25.2 feet from the front lot line is in conformance with the applicable Zoning Ordinance provisions.

## RECOMMENDATION

Staff recommends approval of SP 2015-DR-131 for the construction of the addition, 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, 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 Photographs
3. Applicant's Affidavit
4. Applicable Building Permit Information
5. Agency Review Comments
6. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2015-DR-131****December 30, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-DR-131 located at Tax Map 30-4 ((28)) (3) 3 to permit reduction of certain yard requirements pursuant to Sects. 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 (389 square feet) of the addition as shown on the special permit plat titled, "Special Permit Plat showing Improvements on Lot 3, Section 1, Block 3, West Grass Ridge," prepared by Thomas G. Lutke, L.S., of NoVA Surveys, dated September 15, 2015, received on September 16, 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 proposed structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (4,263 square feet existing + 6,394 square feet (150%) = 10,657 square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. 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 design and materials of the existing house as depicted in the rendering shown on Attachment 1 to these conditions.
5. The applicant shall install tree protection fencing adjacent to the area of construction prior to commencing site work, and maintain tree protection fencing over the duration of construction.

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.

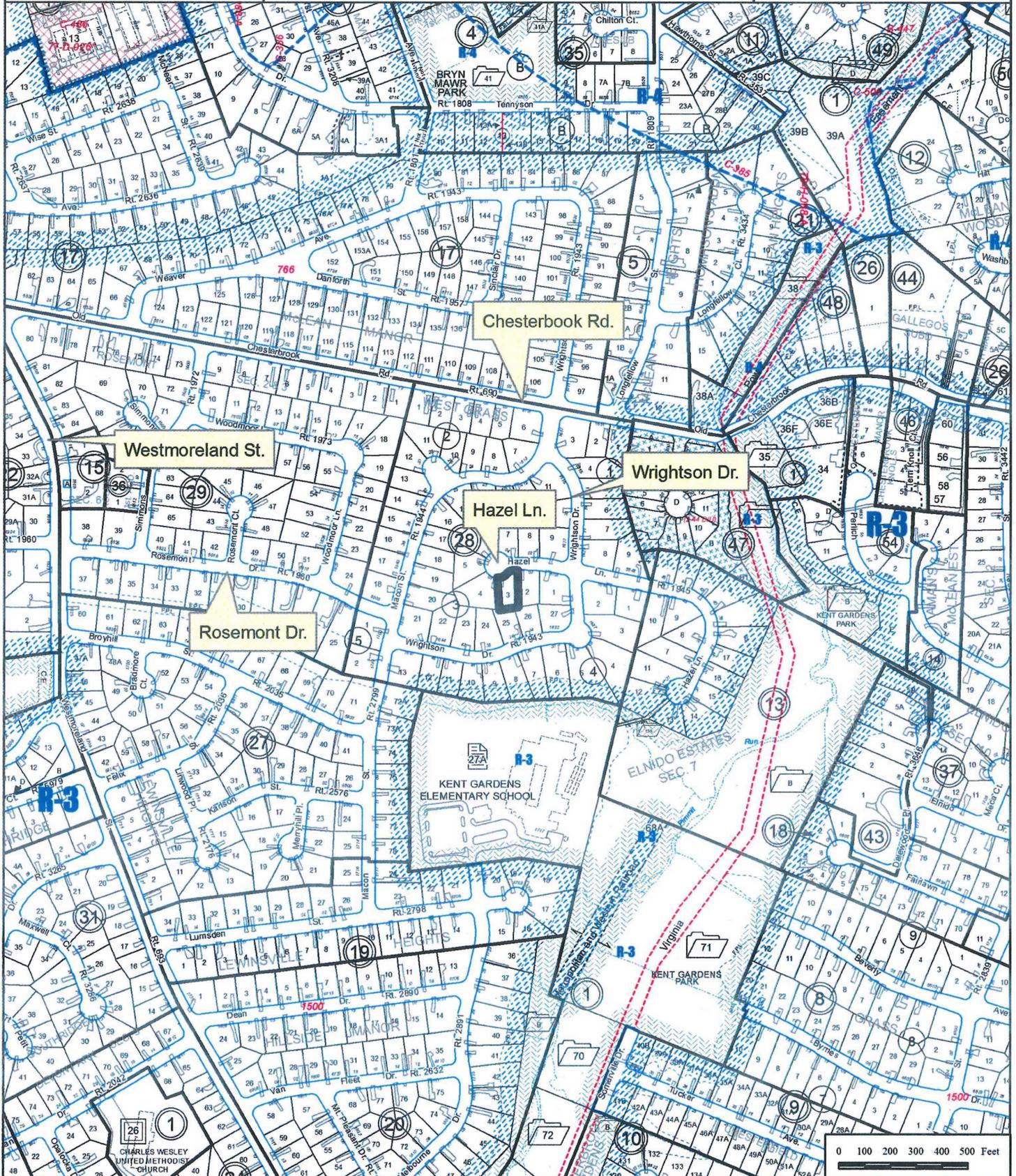
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if 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.

**ATTACHMENT 1: Architectural Rendering for Proposed Garage Addition**

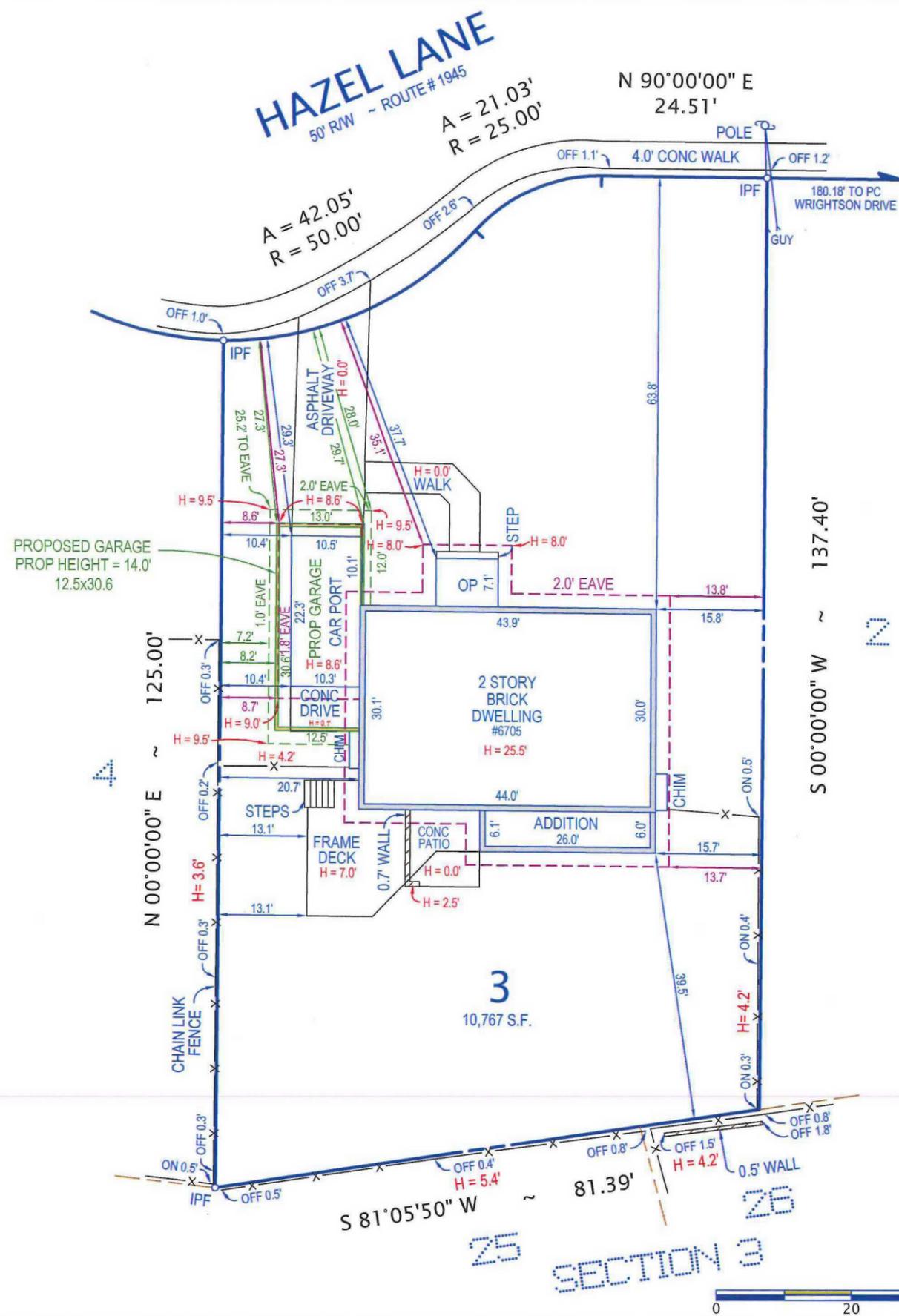




# Special Permit SP 2015-DR-131 JOHN P. TERRY, TRUSTEE



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RECEIVED  
Department of Planning & Zoning  
**SEP 16 2015**  
Zoning Evaluation Division

**SPECIAL PERMIT PLAT**  
SHOWING IMPROVEMENTS ON  
LOT 3, SECTION 1, BLOCK 3  
**WEST GRASS RIDGE**  
(DEED BOOK 1550, PAGE 383)  
**FAIRFAX COUNTY, VIRGINIA**  
DRANESVILLE DISTRICT  
SCALE: 1" = 20'      SEPT 15, 2015

**NOTES:**

1. TAX MAP: 0304 28030003
2. R-3(RESIDENTIAL 3 DU/AC)
3. LOT AREA: 10,767 SF
4. REQUIRED YARDS:
 

FRONT:	=	30.0 FEET
SIDE:	=	12.0 FEET
REAR:	=	25.0 FEET
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. UNLESS NOTED AS PROPOSED, ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:
 

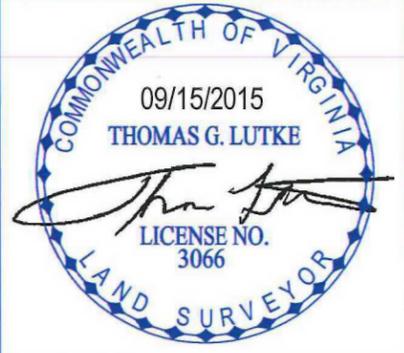
EX. BASEMENT	=	1,317 SF
EX. FIRST FLOOR	=	1,473 SF
EX. 2ND FLOOR	=	1,473 SF
<b>GROSS FLOOR AREA</b>	<b>=</b>	<b>4,263 SF</b>

EX. FLOOR AREA RATIO: EX. GFA (4,263)/LOT AREA (10,767) = 0.39

PROPOSED GARAGE = 389 SF / EX. GFA (4,263) = 0.09  
 PROP GFA : EX. GFA (4,263) + PROP GAR (389) = 4,652 SF  
 PROP FLOOR AREA RATIO: PROP GFA (4,652) / LOT AREA (10,767) = 0.43
13. UNLESS NOTED, ALL EAVES ARE HIGHER THEN 10 FEET TO EXISTING GRADE.
14. UTILITIES ARE UNDERGROUND.

I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. NORTH IS RECORD NORTH.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



ORDERED BY:  
  
BAO NGUYEN

**NoVA SURVEYS**  
6655 ROCKLEIGH WAY  
ALEXANDRIA, VA 22315  
703-688-4038  
FAX: 703-649-6038

John P. Terry  
6705 Hazel Lane  
McLean, VA 22101

Special Permit Statement of Justification

The property is a single family home, in a residential development, on a cul de sac. The house is brick over block construction.

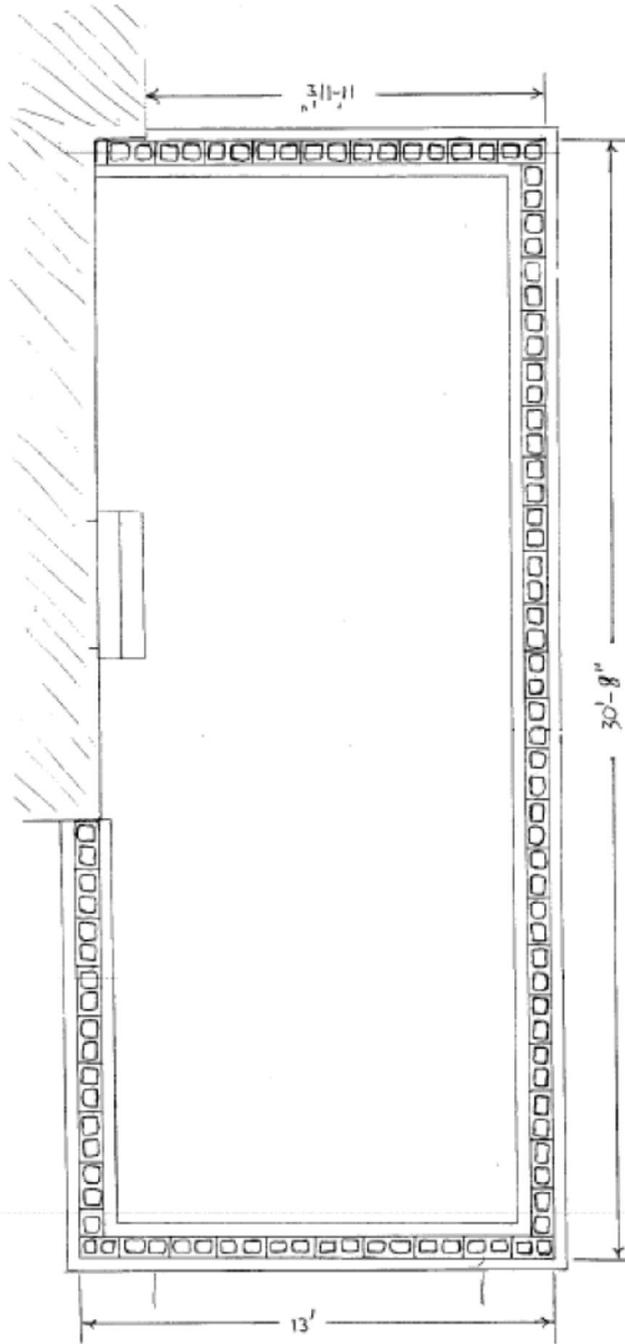
What is wanted is to change the existing carport into a garage. The proposed structure would be a block foundation, with a stud frame, and a brick veneer to match the house. The roof would have the same pitch, the same shingles and trim, as the house.

The issue is that the normal side setback required for a garage is greater than it is for a carport. Currently, the distance is 10.4 feet on the side, rather than the normally required 12 for a garage. I am asking to reduce to 7,2 At the, front the carport is 10.1 feet forward of the house, I would like to make it 12. This would impinge on the front setback just under two feet. Otherwise, there would be no change in the current variables. Concerns about traffic, water, environment, etc., all remain unaffected, thus compliance is maintained.

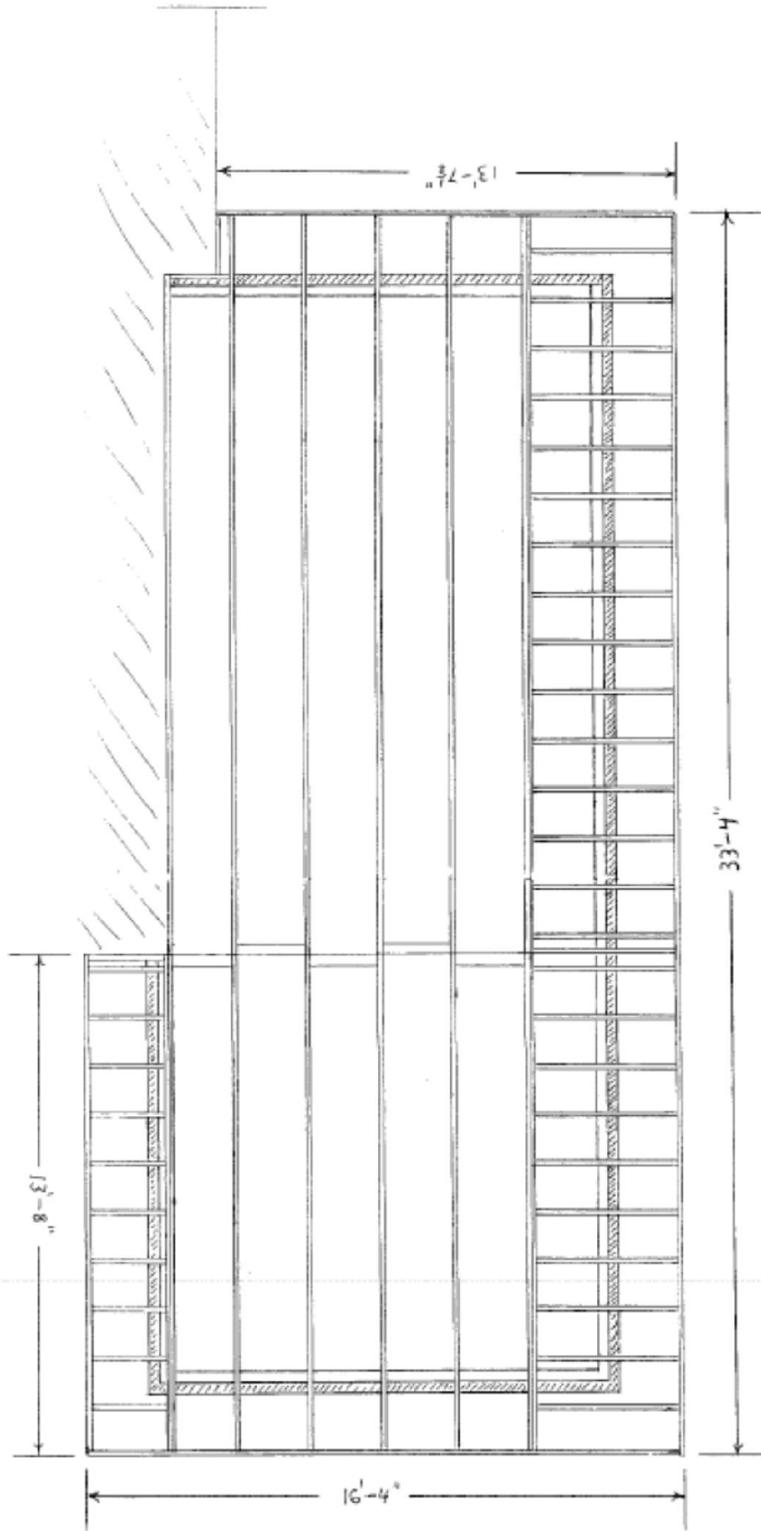
With regard to square-footage, the house is 4263 square feet, such that the 32\*7 square feet of the proposed garage is less than nine percent of what would be allowed using the 1.5 rule.

Finally, the neighbors are in full agreement that this is not only acceptable, but to be desired given the condition of the carport, and the enclosed nature of a garage. On Hazel Lane there are thirty houses of which eighteen have garages, ten of which are double car garages, including the adjacent neighbor on the proposed side. Carports are the one third minority.

Foundation Layout  
 $\frac{1}{2}'' = 1'$

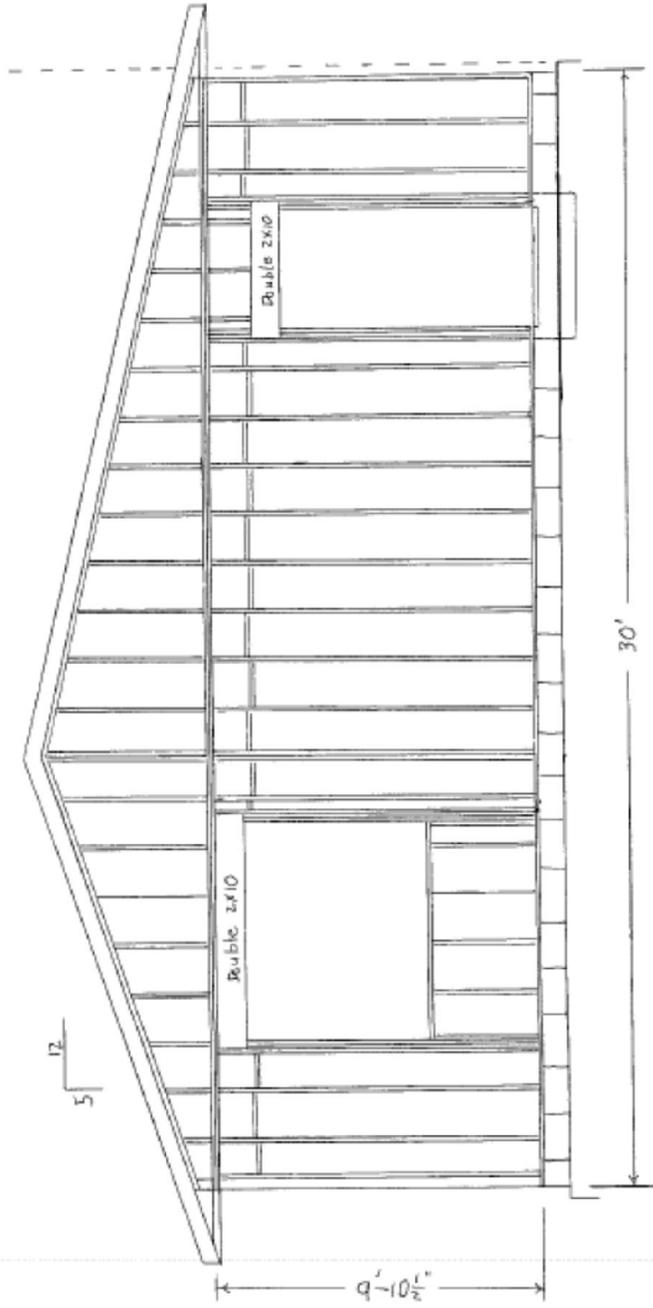


Roof Framing Plan  
 $\frac{1}{2}'' = 1'$   
Roof Trusses 24'' O.C.  
2x6 Cantalever 16'' O.C.



End Framing Plan

$\frac{1}{2}'' = 1'$   
2x14 stud Frame 16" O.C.







View of the Applicant's existing carport and proximity to side lot line.



Reverse view of applicant's carport. Note that the vertical wall of the garage would be located at approximately the outer edge of the carport overhang, and garage would enclose existing concrete pad.



View of the Applicant's back yard. Location could be for a garage but excessive additional impervious coverage is not optimal.



Opposite side yard of subject property.



Two views of the applicant's shared side yard with adjacent neighbor. Neighbor already has a 2-car garage.





# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney  
 Suite 549, 12000 Government Center Parkway  
 Fairfax, Virginia 22035-0064  
 Phone: (703) 324-2421; Fax: (703) 324-2665  
 www.fairfaxcounty.gov

**DATE:** September 23, 2015

**TO:** Deborah Pemberton, Planner III  
 Applications Acceptance Section  
 Zoning Evaluation Division  
 Department of Planning and Zoning

**FROM:** Sepideh Aflaki-Khosrowshahi, Paralegal *SAK*  
 Office of the County Attorney

**SUBJECT:** BZA Affidavit  
 Temporary Application No. SP 2015-0148

**REF.:** 130928

RECEIVED  
 Department of Planning & Zoning  
 SEP 23 2015  
 Zoning Evaluation Division

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

John P. Terry

9/21/15

Attachment

OWNER CONSENT STATEMENT

To Whom It May Concern:

I, Helena Skotowska, the undersigned title owner of the property identified below, do hereby authorize John P Terry to apply for a Special Permit on my property located at: 6705 Hazel Ln., McLean, VA 22101  
Tax Map No. 30-4-28-3-3.

Thank you in advance for your cooperation.

TITLE OWNER

Date: 06/03/2015

By: [Signature]  
(Signor)

DC  
COMMONWEALTH/STATE OF: District of Columbia: SS  
CITY/COUNTY OF: \_\_\_\_\_, TO WIT: SS

The foregoing instrument was acknowledged before me this 3rd day of June, 2015,  
by Helena Skotowska.  
(Signor)

[Signature]  
Notary Public (Signature)  
Notary Registration No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ODETTA N. PRINCE  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires May 14, 2017

AFFIX NOTARY SEAL/STAMP



130928



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

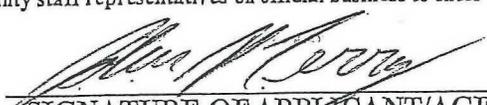
APPLICATION No: SP 2015-DR-131  
(Staff will assign)

RECEIVED  
Department of Planning & Zoning

MAY 07 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT  
(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME <u>John P Terry</u>	
	MAILING ADDRESS <u>6705 HAZEL LN, McLean, VA 22101</u>	
	PHONE HOME (703) 790 0730 WORK ( )	
	PHONE MOBILE (571) 278-1996	Email: <u>JohnTerry308@yahoo.com</u>
PROPERTY INFORMATION	PROPERTY ADDRESS <u>6705 HAZEL LN</u>	
	TAX MAP NO. <u>30-4-28-3-3</u>	SIZE (ACRES/SQ FT) <u>10,767 Sq ft.</u>
	ZONING DISTRICT <u>R-3</u>	MAGISTERIAL DISTRICT <u>Dranesville</u>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION <u>8-922</u>	
	PROPOSED USE <u>Change carport into garage</u>	
AGENT/CONTACT INFORMATION	NAME <u>(same as above)</u>	
	MAILING ADDRESS	
	PHONE NUMBER	HOME WORK
	PHONE NUMBER	MOBILE
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>		
<u>John P. Terry</u> TYPE/PRINT NAME OF APPLICANT/AGENT		 SIGNATURE OF APPLICANT/AGENT

SP 2015-0148

DO NOT WRITE IN THIS SPACE

Date Application accepted: \_\_\_\_\_ Application Fee Paid: \$ \_\_\_\_\_

Application No.(s): SP 2015-DR-131  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 21 Sept 2015  
(enter date affidavit is notarized)

130920

I, John P Terry, 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 <b>BOLD</b> above)
John P. Terry and Helena Skotowska	6705 Hazel Ln, McLean VA 22101	applicant/owner
Helena Skotowska (trustee)	6705 Hazel Ln.	co-title owner

FOR THE BENEFIT OF: John Kazimierz Terry, Lise Brodzik, Shane Terry Burke, Flynn Patrick Burke, Ren William Burke, Konrad Brodzik, Krzysztof Brodzik, and the Mid Atlantic German Shepherd Rescue.

(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-DR-131  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 21 Sept. 2015 130928  
(enter date affidavit is notarized)

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

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

**CORPORATION INFORMATION**

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

Application No.(s): SP 2015-DC-131  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 21 Sept 2015  
(enter date affidavit is notarized)

130928

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-DR-131

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 21 Sept 2015  
(enter date affidavit is notarized)

150928

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.

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 21 Sept 2015  
(enter date affidavit is notarized)

130928

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)

[X]  Applicant

[ ] Applicant's Authorized Agent

John P. Terry

(type or print first name, middle/initial, last name, and title of signee)

Subscribed and sworn to before me this 21st day of September 2015, in the State/Comm. of Virginia, County/City of Roanoke.

  
Notary Public

My commission expires: \_\_\_\_\_



COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF BUILDING INSPECTOR

Building Permit No. 1171-1

MAP REFERENCE			
PLAT NUMBER	Subd. Dist.	Blk. or Sec.	PARCEL OR LOT

APPLICATION FOR PERMIT TO BUILD

Fairfax, Va., April 25 195 7

TO THE BUILDING INSPECTOR:

Bldg. Type A r  
Carport " Single

The undersigned hereby applies for a permit to build according to the following specifications:

1. State how many buildings to be erected One
2. Material Brick and frame
3. Name of Owner First Koenig Enterprises, Inc. Phone Ke 8-6200  
Address 5295 Old Dominion Drive, Arlington 7, Va.
4. Name of Designer architect Francis L. Koenig Phone Ke 8-6200  
Address 5295 Old Dominion Drive, Arlington 7, Va.
5. Name of Contractor same as owner Phone \_\_\_\_\_  
Address \_\_\_\_\_
6. Location: Lot No. 3 Block 3 Section 1 Subdivision West Grass Ridge  
Name (NO.) of Street Hazel Lane

I hereby certify that the property described above is listed in the name of Francis L. Koenig, Inc.

Mag. Dist. Manassas Deed Book Reference 1171-1

John W. Ferguson  
Supervisor of Assessments

7. Size of building: No. of feet front 43' 10"; No. feet rear \_\_\_\_\_; No. feet deep 30'; No. stories in height two; No. rooms 8; Cubic contents of bldg. 1317 sq. ft. Estimated cost \$27,000.00
8. Zoning: Use of building residence No. of families or housekeeping units \_\_\_\_\_; No. kitchens one; Size of lot: Width see plot ft., Depth plan ft., Area 10,181; Height of building (to highest point of roof) 20' ft. Setback from property line: Front see plot ft., Rear plot ft., Side plan ft. Zone Res Class 2
9. Check system to be used: (a) Sewage Disposal by: Public Sewer X, Community System \_\_\_\_\_, Septic tank \_\_\_\_\_, Pit privy \_\_\_\_\_ (b) Water Supply: Public System \_\_\_\_\_, Individual well \_\_\_\_\_
10. What will the building be erected on? (Solid or filled land) solid  
Finished outside grade to cellar floor \_\_\_\_\_ ft. First floor is see plot plan ft. above curb grade.
11. Material of foundation brick and cinder block  
Cellar or basement 12" cinder block; 1st story 8", 4" brick, 4" cinder block; 2nd story \_\_\_\_\_; 3rd story \_\_\_\_\_; 4th story \_\_\_\_\_; 5th story \_\_\_\_\_  
Thickness of other walls \_\_\_\_\_; 1st story \_\_\_\_\_; 2nd story \_\_\_\_\_; 3rd story \_\_\_\_\_; 4th story \_\_\_\_\_; 5th story \_\_\_\_\_
12. What will be the material of the front? brick
13. Will the roof be flat, pitch, or mansard? pitch
14. Roofing material built-up
15. What will be the means of access to the roof? none
16. How is the building heated? gas fired, hot air
17. Is the lower story to be used for business purposes of any kind? no

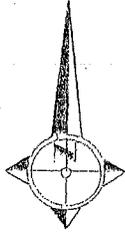
I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

Francis Koenig  
Signature of owner or authorized agent

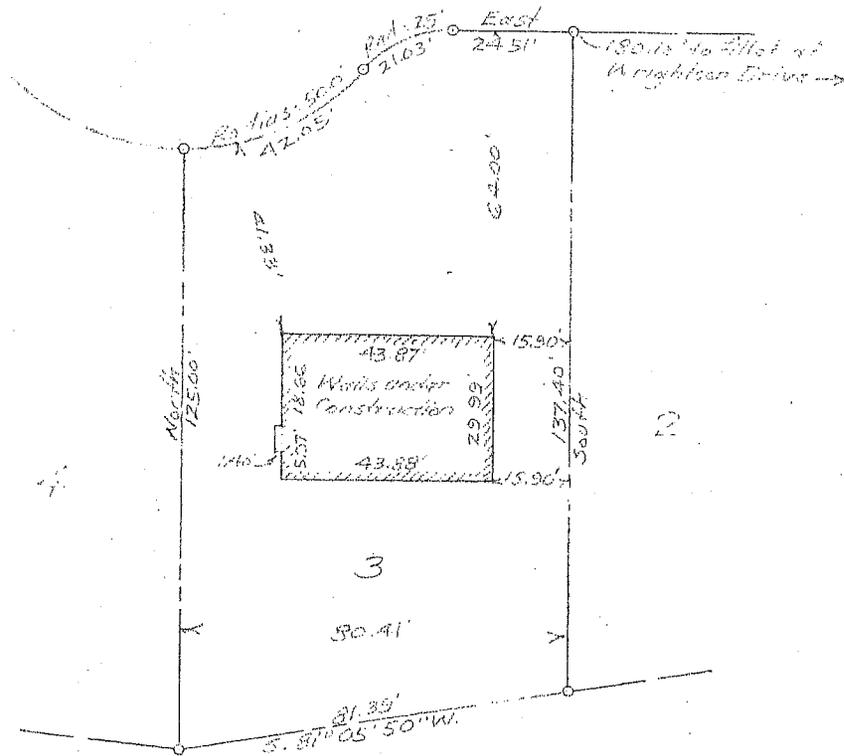
5295 Old Dominion Drive, Arlington 7, Va.  
Address

Fire-proof _____	Non-fireproof <u>X</u>
Total sq. ft. _____	Fee <u>25.00</u>
Pay't Order No. _____	
Date received _____	
Initials _____	
Approved by Building Inspector _____	
Date <u>4/25/57</u>	

Telephone Number Ke 8-6200 Date 4/25/57



# HAZEL LANE



**APPROVED**  
*[Signature]*  
 ZONING ADMINISTRATOR  
 DATE: JUN 17 1957

### SURVEYOR'S CERTIFICATE

I certify that the construction exists as shown hereon.

*Raymond C. Koenig*  
 Certified Land Surveyor

14

REFERENCE:  
 Liber 1550 at Folio 393  
 Fairfax County Land Records

Building Location Plat  
 Lot 3 in Block 3  
 WEST GRASS RIDGE, Section One  
 Manassas Magisterial District  
 Fairfax County, Virginia  
 FOR FRANCIS L. KOENIG INC.  
 Scale: 1" = 30' June 6, 1957  
 Allen and Koenig, Surveyors  
 4630 Montgomery Avenue  
 Bethesda, Maryland

**COVER SHEET TEMPLATE**  
**BUILDING PERMIT ZONING REVIEW**

**Subdivision/Project:** WEST GRASS RIDGE LT 3 BLK 3 SEC 1

**Tax Map:** 0304 28030003

**Address:** 6705 HAZEL LA

**Suite:**

**Floor:**

**Review Date:** 05-21-2014

**Tenant Name:**

**Building Permit No.:** 141410139

**Work Type:** DECK

# BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504 Telephone: 703-222-0801  
 Web site: www.fairfaxcounty.gov/dpw

PERMIT # 05229R0230

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**  
 ADDRESS 6705 Hazel Lane, McLean  
 LOT # 3 BUILDING RK 3  
 FLOOR \_\_\_\_\_ SUITE Sec 1  
 SUBDIVISION Westglass Ridge  
 TENANT'S NAME \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME John P Terry  
 ADDRESS 6705 Hazel Lane  
 CITY McLean STATE VA ZIP 22101  
 TELEPHONE 703 356 4924

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL# \_\_\_\_\_

**APPLICANT**  
John P Terry  
**DESCRIPTION OF WORK**  
2nd Flr addition  
6' extension (partial) at rear

HOUSE TYPE SFH 10K Interior  
 ESTIMATED COST OF CONSTRUCTION 100K  
 BLDG AREA (SQ FT OF FOOTPRINT) \_\_\_\_\_  
 USE GROUP OF BUILDING R5  
 TYPE OF CONSTRUCTION VB  
 SEWER SERVICE PUBLIC  SEPTIC  OTHER   
 WATER SERVICE PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

NONE DESIGNATED  PHONE \_\_\_\_\_

**CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS**

# KITCHENS	_____	EXTER. WALLS	_____
# BATHS	_____	INTER. WALLS	_____
# HALF BATHS	_____	ROOF MATERIAL	_____
# BEDROOMS	_____	FLOOR MATERIAL	_____
# OF ROOMS	_____	FIN. BASEMENT	_____ %
# STORIES	_____	HEATING FUEL	_____
BUILDING HEIGHT	_____	HEATING SYSTEM	_____
BUILDING AREA	_____	# FIREPLACES	_____
BASEMENT	_____		

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY  
 PLAN # R-02-0328  
 TAX MAP # 035-1-28-03-003

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>08/11/05</u>	<u>JH</u>
SITE PERMITS	<u>08/11/05</u>	<u>WJ</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>08/11/05</u>	<u>SCB</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ 385.40  
 FILING FEE \$ 167.70  
 AMOUNT DUE = \$ \_\_\_\_\_

**BUILDING PLAN REVIEW**  
 REVIEWER SCB # OF HOURS 3.7  
 REVISION FEES \$ 65  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN LOC: J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
 (LOG OUT) \_\_\_\_\_  
 BY [Signature] DATE 10/5/05

**ZONING REVIEW**  
 USE SFD  
 ZONING DISTRICT R-3 HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_

**GROSS FLOOR AREA OF TENANT SPACE**

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT <u>41.7</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT _____	REMARKS	<u>Build 2 story</u>		
L SIDE <u>157.8</u>	<u>addition int alts 1</u>			
R SIDE <u>200.7</u>	<u>wet bar at ground</u>			
REAR <u>39.5</u>	<u>Level 1) Second kitchen</u>			

**GRADING AND DRAINAGE REVIEW**  
 SOILS # 55 A  B  C   
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 396  
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 156  
 PLAN # \_\_\_\_\_ APPR. DATE \_\_\_\_\_

**STAMPS**  
 (See reverse side of application)

**REMARKS** SFD - BULD 2 story Addition  
and Intir Alts Area and Buld  
Attic 6x25 bump out to  
the back.

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner 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.

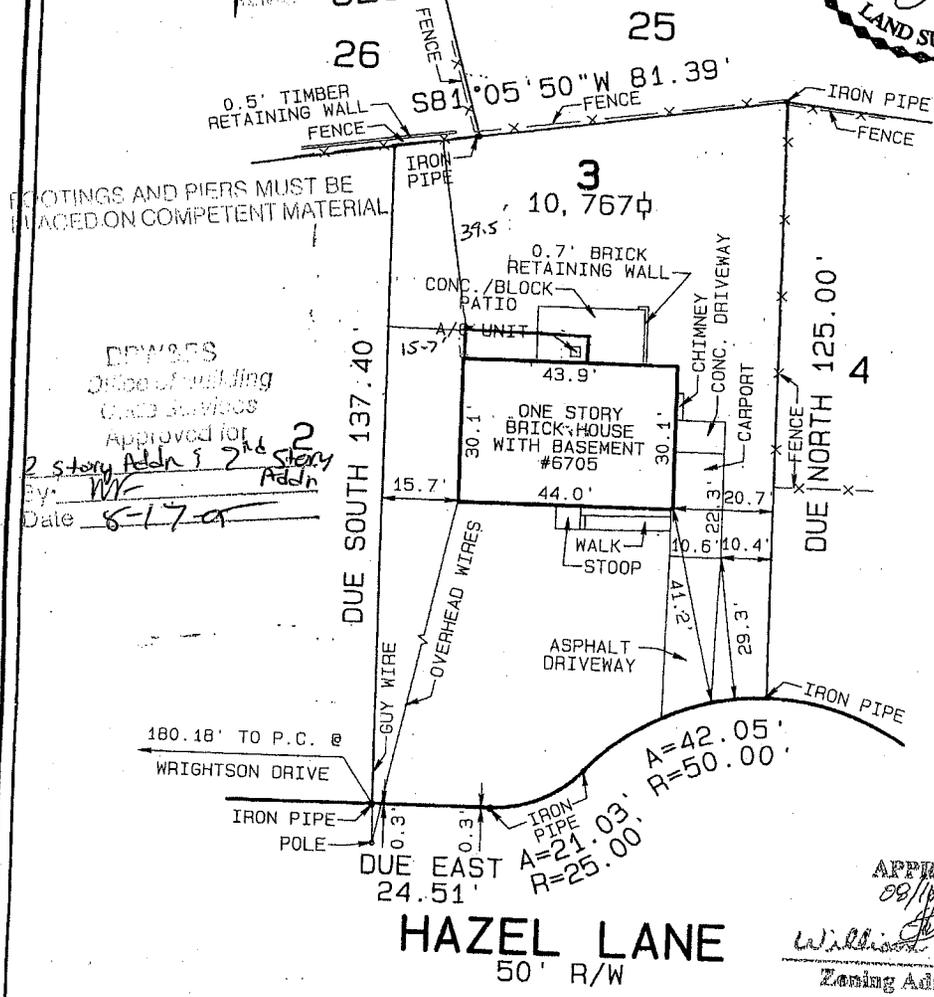
John P Terry 16 AUG 05  
 Signature of Owner or Agent Date  
John P Terry owner  
 Printed Name and Title  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit: I, \_\_\_\_\_  
 Notary Public in the State and County aforesaid, do certify that \_\_\_\_\_ whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 (Notary Signature)



RETRACTED  
 LOT SHALL NOT BE FENCED  
 2000 54.4 FT.  
 REMOVED

WEST GRASS RIDGE  
 SECTION 2 BLOCK 3



FOUNDINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

DRN/SES  
 Office of Building  
 Codes Services  
 Approved for  
 2 story Addn & 2nd Story Addn  
 By: WE  
 Date: 8-17-05

APPROVED  
 02/18/05  
 William E. Abney  
 Zoning Administrator

HAZEL LANE  
 50' R/W

HOUSE LOCATION SURVEY  
 LOT 3, SECTION 1, BLOCK 3  
**WEST GRASS RIDGE**

DRANESVILLE MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: FEBRUARY 23, 2005

<p>NO TITLE REPORT FURNISHED.          PLAT SUBJECT TO RESTRICTIONS &amp; EASEMENTS OF RECORD OR OTHERWISE.          FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.</p>	<p>CASE NAME: MCKEON TO TERRY/SKOWTOWSKA (N0502027)          MBH SETTLEMENT GROUP, L.C.</p>
<p>I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCRICHMENTS EITHER WAY ACROSS THE PROPERTY LINE</p> <p><i>[Signature]</i>          CERTIFIED LAND SURVEYOR</p>	<p>LARRY N. SCARTZ          CERTIFIED LAND SURVEYOR          WOODBRIDGE, VIRGINIA          TELEPHONE: WOODBRIDGE (703) 494-4181          METRO (703) 690-4955          FAX (703) 690-3999</p> <p>20050492 MN</p>

**BUILDING PERMIT APPLICATION**

FAIRFAX COUNTY GOVERNMENT  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504  
 Telephone: 703-222-0801  
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT #

102990235  
 ROS-01328

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)  
 OR VISIT US ON THE WEB AT

[http://www.fairfaxcounty.gov/isisnet/inspection\\_sched.asp](http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**  
 ADDRESS 6705 HAZEL LN  
 LOT # 3 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION WEST GRASS RIDGE  
 TENANT'S NAME Sec 1 DC 2  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME John P Terry  
 ADDRESS 6705 HAZEL LN  
 CITY MCLEAN STATE VA ZIP 22101  
 TELEPHONE 703 790 0736  
 EMAIL CELL 703 418 9147  
 CONTACT ID \_\_\_\_\_

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**APPLICANT**  
 NAME John P Terry  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**DESCRIPTION OF WORK**  
 FRONT 8x9  
 X PORTICO  
 Amend 052294898  
 to add

HOUSE TYPE SINGLE Family  
 ESTIMATED COST OF CONSTRUCTION \$2000.00  
 USE GROUP OF BUILDING \_\_\_\_\_  
 TYPE OF CONSTRUCTION \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SUB-PERMITS		
HEALTH DEPT		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFESSIONS		

FEES  
 BILLING FEE \$ \_\_\_\_\_  
 AMOUNT DUE \$ \_\_\_\_\_

**BUILDING PLAN REVIEW**  
 REVIEWER \_\_\_\_\_ OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIRE UNITS \_\_\_\_\_ PLAN LOC. T  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
 (LOG OUT)  
 BY \_\_\_\_\_ DATE \_\_\_\_\_

**ZONING REVIEW**  
 USE SFD  
 ZONING DISTRICT \_\_\_\_\_ HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS: FRONT 37/33  
 L SIDE MC  
 R SIDE MC  
 REAR MC

GARAGE 1  2  3   
 OPTIONS YES  NO   
 REMARKS clean old chool  
 build 8x9  
 Portico  
 16' tall  
 per plans

REMARKS  
 A105  
 FF  
 250

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner 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 or Agent \_\_\_\_\_ Date 26 OCT 10  
 John P Terry owner  
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

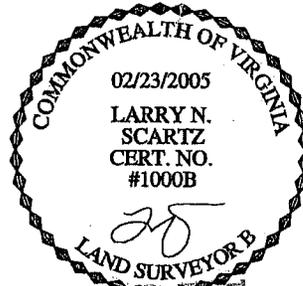
**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit: I, \_\_\_\_\_  
 Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

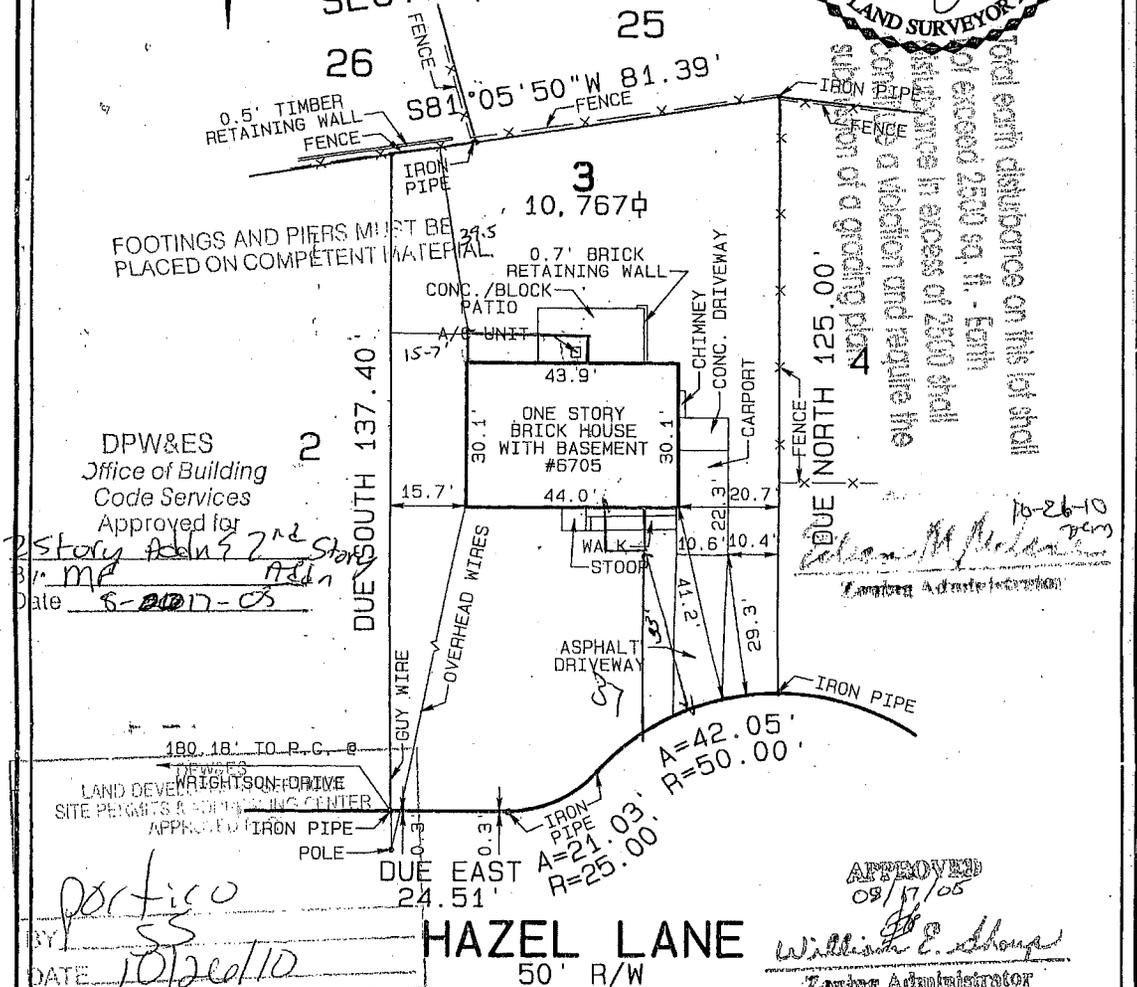
(Notary Signature)

TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 SQ. FT. OF AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE



WEST GRASS RIDGE SECTION 2 BLOCK 3



DPW&ES  
Office of Building  
Code Services  
Approved for  
2 Story Addn 2nd Story  
31. MA Addn  
Date 8-20-07-08

10-26-10  
William E. Abney  
Zoning Administrator

BY SS  
DATE 10/26/10

APPROVED  
09/17/05  
William E. Abney  
Zoning Administrator

HOUSE LOCATION SURVEY  
LOT 3, SECTION 1, BLOCK 3  
**WEST GRASS RIDGE**

DRANESVILLE MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE: FEBRUARY 23, 2005

NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD  
OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND  
DO NOT CERTIFY AS TO OWNERSHIP.

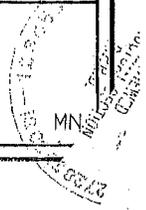
CASE NAME: MCKEON TO TERRY/SKOWTOWSKA (N0502027)  
MBH SETTLEMENT GROUP, L.C.

I HEREBY CERTIFY THAT THE POSITION OF ALL 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

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA  
TELEPHONE: WOODBRIDGE (703) 494-4181  
METRO (703) 690-4955  
FAX (703) 690-3999

CERTIFIED LAND SURVEYOR

20050492



**Building Permit  
 Zoning Review**

*This document does not reflect the final  
 Building Permit approval.*

5/21/14 12:47:29PM

Bldg Permit #: **141410139** **DECK**

**Address:** 6705 HAZEL LA  
 MC LEAN VA 22101-5115  
**Bldg:** N/A **Floor:** Suite: N/A

**Tax Map:** 0304 28030003

**Subdiv:** **WEST GRASS RIDGE LT 3 BLK 3 SEC 1** 0,767.00

**Owner:** TERRY JOHN P  
 6705 HAZEL LN MCLEAN VA 22101

**Phone Day:** (703)790-0730 x **Evening:**

**Contractor:** OWNER IS CONTRACTOR  
 (999) 999-9999

**Type of Work:** DECK  
**Description of Work:** deck with steps no hot tub per plans

**Specific Description of Work:**

**Stairs:** **Hot Tub:** **Multi level:** **Single Span:**  
 Y N N N

**ZPRB Review:**

Date	Status
05/21/2014	NKNIG1 <input checked="" type="checkbox"/> Approved

**Zoning Detail Review TAB:**

Zoning Dist.	Cluster Subdiv	Use	ADU Subdiv	Proffer
R-3	N	SFD	N	N

**Yard/Setbacks:**

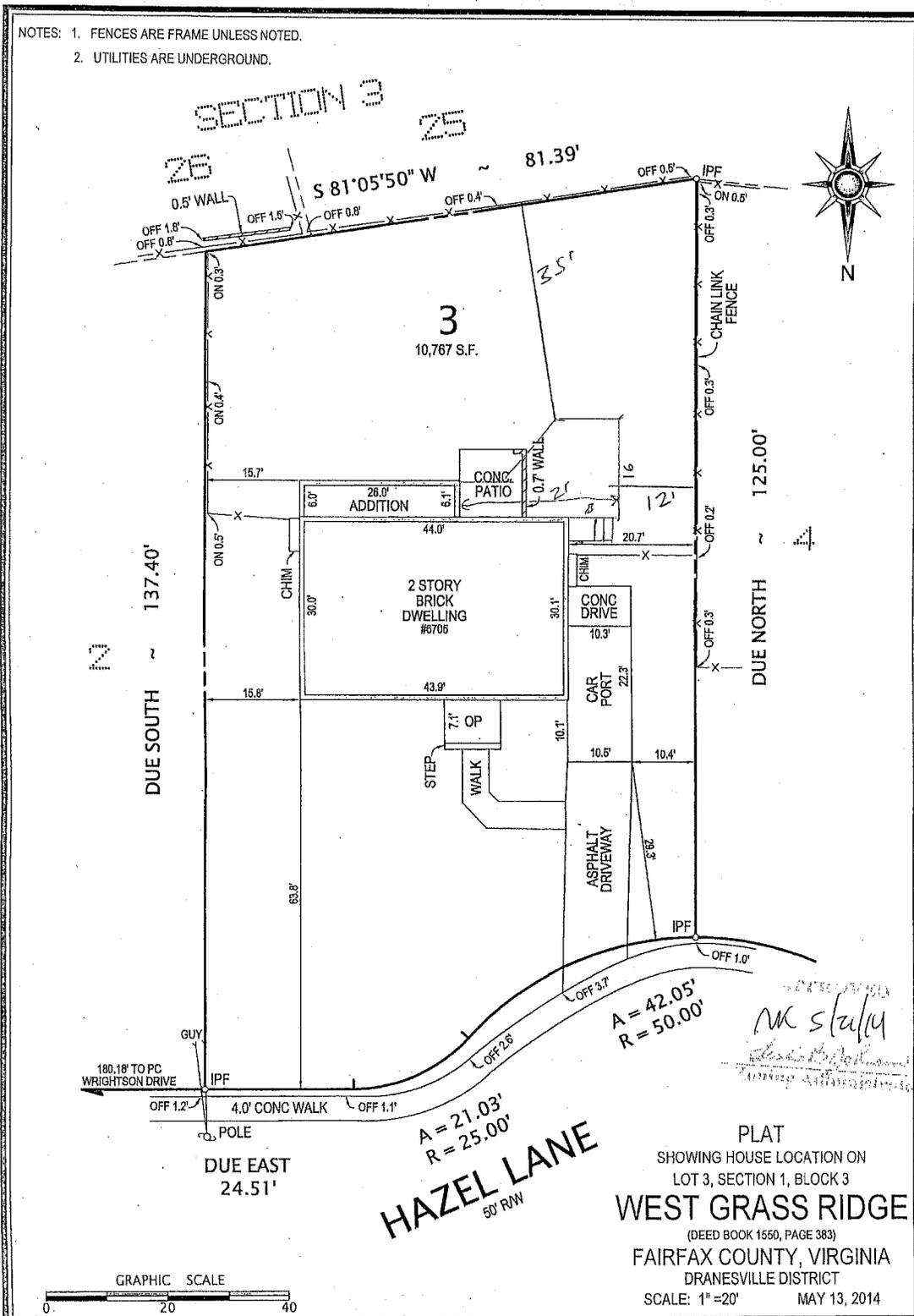
Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear	Dimensions:	Height	Structure Type
deck	0.00	0.00	0.00	0.00	12.00	35.00	deck 21' x 16'	8.00	OPEN

Is Deck Attached? YES

USE GRP	CNST TYPE	BLDGAREA
R5	VB	346.00

**DETAILS COMMENTS:**

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. UTILITIES ARE UNDERGROUND.



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I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA  
05/13/2014  
THOMAS G. LUTKE  
LAND SURVEYOR  
LICENSE NO. 3066

ORDERED BY:  
  
JOHN TERRY

6655 ROCKLEIGH WAY  
ALEXANDRIA, VA 22315  
703-688-4038  
FAX: 703-649-6038  
WWW.NOVA-SURVEYS.COM

CASE NAME: TERRY

#140509003

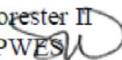
Agency Review Comments

## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 15, 2015

**TO:** Heath Eddy, Staff Coordinator  
Department of Planning and Zoning

**FROM:** Samantha Wangsgard, Urban Forester II  
Forest Conservation Branch, DPWES 

**SUBJECT:** West Grass Ridge Section 1, Blk 3, Lot 3; SP 2015-DR-131

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped as received by the Zoning Evaluation Division on May 7, 2015.

The Urban Forest Management Division (UFMD) does not have any specific comments with regards to this Application and its associated Statement of Justification. Should the conversion of the carport to a garage be permitted, the Urban Forest Management Division recommends that the applicant take reasonable steps to maximize the preservation of existing vegetation by minimizing soil disturbance to only that necessary to access the garage and by providing tree protection fencing to protect trees that may be impacted by these activities.

Please contact me should you have any questions.

sw/

UFMDID #: 204563

cc: DPZ File

---

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



**Site Development and Inspections Division, DPWES****Eddy, Heath**

---

**From:** Klarevas, Daun  
**Sent:** Thursday, October 22, 2015 1:46 PM  
**To:** Eddy, Heath  
**Subject:** 6705 Hazel Lane (25852-ZONA-001-1/SP2015-DR-131)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon, Heath.

I have reviewed the 6705 Hazel Lane (25852-ZONA-001-1/SP2015-DR-131) application. There are no floodplain or RPA on site. BMP is not required. There are no adjacent stormwater citizen complaints.

If you have any questions, please feel free to contact me.

Thank you.

Daun

**Daun N. Klarevas, PE**  
**Engineer III**

Department of Public Works and Environmental Services  
Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, VA 22035-5500  
703-324-5238  
[daun.klarevas@fairfaxcounty.gov](mailto:daun.klarevas@fairfaxcounty.gov)

## Fairfax County Park Authority

**Eddy, Heath**

---

**From:** Heath, Terry  
**Sent:** Thursday, October 08, 2015 8:45 AM  
**To:** Haley, Erin M.; Eddy, Heath; Yoon, Paul; Williams, Sharon  
**Subject:** FW: Recently Scheduled BZA Applications from DPZ-ZED

I am forwarding this message to you all from the park authority

---

**From:** Dorlester, Andrea L.  
**Sent:** Tuesday, October 06, 2015 4:57 PM  
**To:** Heath, Terry  
**Cc:** Johnson, Lynne; Stallman, Sandra; Krasner, Brent M.  
**Subject:** RE: Recently Scheduled BZA Applications from DPZ-ZED

Terry,

Thank you for forwarding the applications listed below to the Park Authority. Due to no impacts to the land, facilities, resources, or service levels of the Park Authority, we will not be conducting any further review of these applications.

Sincerely,

*Andi*

Andrea L. Dorlester, AICP  
 Senior Park Planner IV  
 Development Review Supervisor  
 Fairfax County Park Authority  
[www.fairfaxcounty.gov/parks/plandev](http://www.fairfaxcounty.gov/parks/plandev)  
 703-324-8692

---

**From:** Heath, Terry  
**Sent:** Tuesday, October 06, 2015 12:05 PM  
**To:** Berlin, Barbara C.; Guinaw, Kevin; Cooper, Jill G.; Nee, Pamela; Chianese, Catherine A.; Harrison, Robert W.; Arseneau, Laura; Haley, Erin M.; Heath, Terry; Cabero, Michelle; Atkinson, Kelly; Guthrie, Michelle; Davis, Michael A.; Gresham, Casey; Eggerton, Ellen N.; Bishop, Carmen J.; Duca, Megan; Krasner, Brent M.; Hamrick, Crystal A.; James, Denise; Dorlester, Andrea L.; Yoon, Paul; Williams, Sharon; Tsai, Mary Ann; Buono, Jonathan; Eddy, Heath  
**Subject:** Recently Scheduled BZA Applications from DPZ-ZED

All:

Listed below are recently scheduled BZA applications from DPZ-ZED:

Please click on the case number to access the Distribution Memo.

[SP 2015-DR-124 Ali Al-Ahmed](#)

[SP 2015-MV-126 Mark Christopher Compton / Maria Compton](#)

[SP 2015-SU-125 Robert S. Walter](#)

[SP 2015-DR-128 Austin & Michele Verity](#)

SP 2015-SU-127 Mukesh & Anuradha Bhatia

SP 2015-SP-129 Vijay Kohli

VC 2015-MV-009 Carla Mcneil Seay / Carla's Weecare Home Daycare LLC

SP 2015-DR-131 John P. Terry,Trustee

SP 2015-HM-130 Brenda Cafiero / Anthony Bladek

SP 2014-SU-238 Deborah P. Villagra And Green Frog LLC

thank you

Terry Heath  
DPZ-ZED  
Planning Tech 1  
703-324-1269

## Zoning Ordinance Provisions

### 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.

### **8-922 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 expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.
  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 Emergency Management Agency, 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.