



County of Fairfax, Virginia

January 6, 2016

STAFF REPORT

SPECIAL PERMIT SP 2015-DR-138

DRANESVILLE DISTRICT

APPLICANT/OWNER: Jonathon Jones, TR

SUBDIVISION: Chesterbrook

STREET ADDRESS: 2000 Freedom Lane, Falls Church, 22043

TAX MAP REFERENCE: 40-2 ((1)) 54

LOT SIZE: 15,639 square feet

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISIONS: 8-914, 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction in yard requirements to permit construction of a two-story addition 35.6 feet from a front lot line, and to permit reduction in yard requirements based on errors in building locations to permit a deck (patio) to remain 3.9 feet from a side lot line, and accessory structure (outdoor grill) to remain 7.2 feet from a side lot line and 6.7 feet from a rear lot line.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-DR-138 for the addition with adoption of the proposed development conditions contained in Appendix 1.

Paul S. Yoon

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner 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.

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).

EXISTING VEGETATION TABLE:

- 1) CREPE MYRTLE CLSTR.
- 2) 5" CHERRY
- 3) 6" BUSH
- 4) SAUCER M'NOLIA CLSTR.
- 5) SAUCER M'NOLIA CLSTR.
- 6) 15" PINE
- 7) 9" TREE
- 8) 11" TREE
- 9) 20" CHERRY
- 10) 30" CHERRY
- 11) 24" MAPLE
- 12) 4' BUSH
- 13) 4' BUSH
- 14) 4' BUSH
- 15) 5' BUSH
- 16) SAUCER M'NOLIA CLSTR.
- 17) 13" TREE
- 18) SAUCER M'NOLIA CLSTR.
- 19) SAUCER M'NOLIA CLSTR.
- 20) 2" CREPE MYRTLE
- 21) 5" CHERRY
- 22) 3' BUSH
- 23) 8" BIRCH
- 24) 8" BIRCH
- 25) 8" BIRCH
- 26) 8" BIRCH
- 27) 40" MAPLE
- 28) HOLLY CLSTR.
- 29) DOGWOOD CLSTR.
- 30) TREE CLSTR.

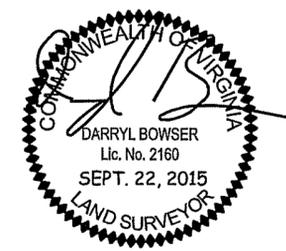
GENERAL NOTES:

1. TAX MAP: #040-2-01-0054
2. OWNER: JOSEPH J. & ANSLEIGH R. JONES, TRS.
2000 FREEDOM LANE
FALLS CHURCH, VA 22043
DB. 23841, PG. 1280
3. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. LOT AREA = 15,639 SQ. FT. OR 0.3590 AC.
6. THE POSITIONS OF THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT.
7. EXISTING MAX. BUILDING HEIGHT = 24.9 FEET
PROPOSED MAXIMUM BUILDING HEIGHT = 32.0 FEET
(TAKEN FROM MID-POINT OF PROPOSED ROOF TO AVERAGE EXISTING GRADE AROUND ENTIRE BUILDING.)
MAXIMUM ALLOWED BUILDING HEIGHT = 35 FEET
8. REQUIRED SETBACKS PER R-1 ZONE:
FRONT = 40 FEET
SIDE = 20 FEET
REAR = 25 FEET
9. PROPERTY SERVED BY PUBLIC WATER AND SANITARY SEWER.
10. ALL EXISTING STRUCTURES TO REMAIN.
ORIGINAL CONSTRUCTION DATE = 1940
ADDITION CONSTRUCTION DATE = 2003
11. THERE ARE NO MAJOR UTILITY EASEMENTS LOCATED ON THE PROPERTY. FURTHER, THERE ARE NO EASEMENTS 25' IN WIDTH OR GREATER ON THIS PROPERTY.
12. TIES TO BUILDING OVERHANGS SHOWN THUS - (XX.X')
13. EXISTING GROSS FLOOR AREA = 3,112 SQ. FT.
PROPOSED ADDITION AREA = 656 SQ. FT.
PROPOSED GROSS FLOOR AREA = 3,768 SQ. FT.
EXISTING FLOOR AREA RATIO (FAR) = 3,112/15,639 OR 0.20
PROPOSED ADDITION FLOOR AREA RATIO (FAR) = 656/15,639 OR 0.04
PROPOSED FLOOR AREA RATIO (FAR) = 3,768/15,639 OR 0.24
PROPOSED ADDITION = 656 SF/EX. GFA (3,112) = 0.21 OR 21%
14. THERE ARE NO PROPOSED CHANGES TO EXISTING LANDSCAPING, PORCHES OR FENCING.
15. THERE IS NO RPA OR FLOODPLAIN ON THIS SITE BASED ON THE EXAMINATION OF THE OFFICIAL CHEAPEAKE BAY PRESERVATION AREA MAPS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7, 2003.



* EXISTING STONE GRILL CHIMNEY TO BE LOWERED TO 7'.

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Department of Planning & Zoning
OCT 06 2015
Zoning Evaluation Division



SPECIAL PERMIT PLAT
SHOWING
THE PROPERTY OF
**JOSEPH J. JONES, TR. &
ANSLEIGH R. JONES TR.**
(DB. 23841, PG. 1280)
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: 27 APRIL, 2015 SCALE: 1" = 20'
REVISION: SEPT. 2, 2015
REVISION: SEPT. 22, 2015

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

RCFIELDS & ASSOCIATES, INC.

FILE NO. 15-64
SHEET 1 OF 1
COMP. TG
DRAWN WDS
CHECKED TG

SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit to allow a reduction of certain yard requirements to permit the construction of a two-story addition over an existing first-floor structure 35.6 feet from a front lot line. The applicant also requests approval of a special permit to allow the reduction of minimum yard requirements based on errors in building locations to permit an existing patio to remain 3.9 feet from a side lot line, and an outdoor grill to remain 7.2 feet from a side lot line, and 6.7 feet from a rear lot line.

A copy of the special permit plat, titled "Special Permit Plat Showing the Property of Joseph J. Jones, T.R. & Ansleigh R. Jones TR., (DB. 23841, PG. 1280), Dranesville District, Fairfax County, Virginia," prepared by Darryl Bowser, L.S., dated April 27, 2015, as revised on September 22, 2015, is included in the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,639 square foot lot contains a two-story single family detached dwelling, which is accessed by a concrete driveway and stone walkway from Freedom Lane. A concrete patio containing a pool, spa and outdoor stone grill is located behind the dwelling in the southwestern portion of the rear yard. A playset not exceeding 7.0 feet in height is located in the northern side yard. The rear yard is enclosed by a frame fence ranging 6.0 to 7.0 feet in height.



Figure 1: House location

The subject property and adjacent property to the south are zoned R-1 and developed with single family detached homes. Adjacent properties to the west are zoned R-4 and developed with single family detached homes, and adjacent properties to the north and east are zoned R-3 and also developed with single family detached homes.

BACKGROUND

Fairfax County Tax Records indicate that the house was originally constructed in 1940 and purchased by the applicants in 1997.

On February 6, 2002, a building permit was issued for a second floor addition over the existing single family home. A copy of this building permit is shown in Appendix 4.

On October 14, 2009, a building permit was issued for an in-ground pool and spa with no decking. A copy of this building permit is shown in Appendix 4.

On April 6, 2011, a building permit was issued to replace a deck with a screened-in porch. A copy of this building permit is also shown in Appendix 4.

Records indicate that no other similar special permit applications have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a reduction of certain yard requirements to permit the construction of a two-story addition over an existing portion of a single family detached dwelling located 35.6 feet from the front lot line. In the R-1 zoning district, the required front yard is 40.0 feet. The applicant is requesting a reduction of 4.4 feet, or 11.0%. The existing house was built 35.6 feet from the front lot line prior to the adoption of the 1978 Zoning Ordinance, and the addition will not encroach any further than the existing structure.

In addition, the applicant requests approval of a special permit for a reduction of minimum yard requirements based on errors in building locations to permit a patio to remain 3.9 feet from the southern side lot line, and an outdoor grill to remain 3.9 feet from the southern side lot line, and 7.2 feet from the rear lot line in lieu of the 20.0 feet and 25.0 feet required, respectively, based on the 7.4 foot height of the structure. The patio and grill were constructed by contractors hired by the applicant.

The special permit requests are summarized in the table below.

	Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit (50%)	Two-story Addition over Existing Dwelling	Front	40.0 feet	35.6 feet	4.4 feet	11%
Special Permit (Error)	Patio	Side	15.0 feet*	3.9 feet	11.1 feet	74%
Special Permit (Error)	Outdoor Grill	Side Rear	20.0 feet 25.0 feet	7.2 feet 6.7 feet	12.8 feet 18.3 feet	64% 73%

*Section 2-412.2.A states that any open deck, including a patio, which does not exceed 4.0 feet in height shall not encroach more than 5.0 feet into a side minimum required yard.

The two-story addition would be a maximum of 31.8 feet in height if measured from the base of the principal dwelling, and it would add an additional 656 square feet in gross floor area. Although the roofline of the addition will be higher than the existing roofline, the proposed roofline would be within the maximum height requirement. The proposed materials would be consistent with the materials of the existing dwelling, which consist of Hardie Plank and Hardie Shingles.



Figure 2: Existing Front and Rear Elevations



Figure 3: Proposed Front and Rear Elevations

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District
Planning Sector: Kirby Community Planning Sector (M3)
Plan Map: 3-4 dwelling units per acre

Zoning District Standards

Bulk Standards (R-1)		
Standard	Required	Provided/Proposed
Lot Size	36,000 sf.	15,639 sf. ¹
Lot Width	150 feet	130.0 feet ¹
Building Height	35 feet max.	31.8 feet ¹
Front Yard	40 feet	35.6 feet ²
Side Yards	20 feet	23.9 feet and 35.5 feet
Rear Yard	25 feet	40.0 feet

¹The subject parcel was created prior to the adoption of the 1978 Zoning Ordinance; therefore, although the parcel does not meet the Ordinance requirements, it is grandfathered as a legal, buildable lot under the provisions of Sect. 2-405.

²Existing house legally constructed in 1940.

Zoning Ordinance Requirements (Appendix 5)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 All Group 9 Standards
- Sect. 8-914 Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

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

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-1 district allows a reduction in minimum required yards with special permit approval.
Standard 3 Adjacent Development	In staff's opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value. Nearby properties on Freedom Lane and Truman Lane contain dwellings similar in size to the proposed gross floor area, and the proposed addition conforms in appearance and scale to both the existing home and the character of the neighborhood.
Standard 4 Pedestrian/Vehicular Traffic	No increased vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	There is landscaping where the patio and grill are located. There is also mature vegetation and screening along the southern side yard so that the proposed addition does not require additional screening.
Standard 6 Open Space	There is no prescribed open space requirement in the R-1 district.
Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes proposed to the utilities, drainage, parking, or loading serving the property.
Standard 8 Signs	No signage is proposed.

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

Standard 1 Lot Size and Bulk Regulations	The subject parcel was created prior to the adoption of the 1978 Zoning Ordinance; therefore, although the parcel does not meet the Ordinance requirements, it is grandfathered as a legal, buildable lot under the provisions of Sect. 2-405. The existing house was built in 1940 and is non-conforming with respect to the required front yard setback. The bulk regulations for minimum required yards are requested to be modified with the special permit application.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	If the construction disturbs more than 2,500 square feet, the application is subject to the provisions of Article 17, Site Plans.

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

<p>Standard 1 Yard Requirements Subject to Special Permit</p>	<p>A. Minimum Required Yards – Yes B. Pipestem lots – N/A C. Accessory Structure locations – Yes D. Extensions into minimum required yards – Yes</p>
<p>Standard 2 Result in a Detached Structure in a Front Yard</p>	<p>Not applicable to the subject application.</p>
<p>Standard 3 Contain a Principal Structure</p>	<p>The subject property contains a single family dwelling, which is an existing principal structure. The structure complied with setbacks of the District when it was established.</p>
<p>Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The proposed addition is 656 square feet, and the existing GFA of the primary structure is 3,112 square feet. Therefore the proposed addition will be approximately 21%, which is less than the maximum 150% expansion requirement.</p>
<p>Standard 5 Construction of Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>There is no accessory structure proposed, so this standard is not applicable to this application.</p>
<p>Standard 6 Construction in Character with On-site Development</p>	<p>The statement of justification, elevation drawings, and pictures submitted indicate that the materials, size and scale of the proposed addition will be compatible with the dwelling. The addition will also not encroach any closer to the front lot line than the existing dwelling. Staff believes that the application meets this provision.</p>
<p>Standard 7 Construction Harmonious with Off-site Development</p>	<div data-bbox="561 1331 1417 1728" data-label="Image"> </div> <p>Through the statement of justification, aerial photography, photos and architectural elevations submitted by the applicant, staff has determined that the proposed addition is similar in nature to surrounding dwellings in the neighborhood in terms of height, scale, and architecture. Adjacent and nearby properties on Freedom Lane and Kirby Road are of</p>

	similar gross floor area and physical layout. Staff believes this addition will be harmonious with surrounding uses and meets this provision.
Standard 8 Construction Shall Not Adversely Impact Adjacent Properties	With the addition being built within the existing dwelling's footprint, staff believes it will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. In regards to stormwater, if the construction disturbs more than 2,500 square feet, the application is subject to the provisions of Article 17, Site Plans, and any anticipated stormwater issues will be addressed at that time.
Standard 9 Minimum Required Yards is the Minimum Amount of Reduction Necessary	The proposed addition would be located 35.6 feet from the front lot line, which is an 11% reduction of the required yard. The existing dwelling was constructed in 1940, and the addition is not encroaching any closer to the front lot line. Other issues of lot shape, yard determination, environmental characteristics, wells, floodplains and/or Resource Protection Areas, and historic resources are not applicable to this site.
Standard 10 BZA May Impose Conditions	Staff has proposed development conditions in Appendix 1.
Standard 11 Submission Requirements	Satisfied at time of submittal.
Standard 12 Architectural Elevations	Elevations are provided and proposed to be incorporated as part of the development conditions.

CONCLUSION

Staff believes that the request for a special permit for reduction in certain yard requirements to permit an addition is in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2015-DR-138 for the addition with adoption of the proposed development conditions contained in Appendix 1 of the staff report.

Staff does not make recommendations on building in error applications. However, if it is the intent of the Board of Zoning Appeals to approve the request for a special permit for error in building location to allow the patio and outdoor grill to remain, staff recommends that such approval be made subject to the development conditions contained in Appendix 1.

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

It should be further noted that the content of the 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 Select File Photographs
3. Applicant's Affidavit
4. Applicable Building Permits
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-DR-138****January 13, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-DR-138 located at Tax Map 40-2 ((1)) 54 to permit reduction of certain yard requirements pursuant to Section 8-922 and to permit a patio and outdoor grill to remain pursuant to Section 8-914 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

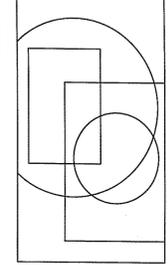
1. These conditions shall be recorded by the applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the deck (patio) and accessory structure (outdoor grill), and the addition (656 square feet, 31.8 feet in height), as shown on the plat titled, "Special Permit Plat Showing the Property of Joseph J. Jones, TR. & Ansleigh R. Jones TR., (DB. 23841, PG. 2180), Dranesville District, Fairfax County, Virginia," prepared by Darryl Bowser, L.S., dated April 27, 2015, as revised on September 22, 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 (3,112 square feet existing + 4,668 square feet (150%) = 7,780 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. All applicable final building permits and inspections shall be obtained within (6) months of BZA approval.
5. 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.

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Department of Planning & Zoning
JUL 22 2015
Zoning Evaluation Division



GORDON CASTLE
ARCHITECTS, LLC
6627 TUCKER AVENUE
MCLEAN, VA 22101
703.356.0462

ADDITION & RENOVATION
JONES RESIDENCE
2000 FREEDOM LANE, FALLS CHURCH, VIRGINIA 22043



EXISTING FRONT ELEVATION

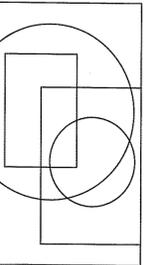
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SCALE: 1/4" = 1'-0"

DATE: 6/18/2015

DRAWN BY: SGC

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PROPOSED FRONT ELEVATION

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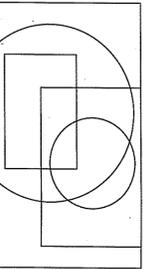
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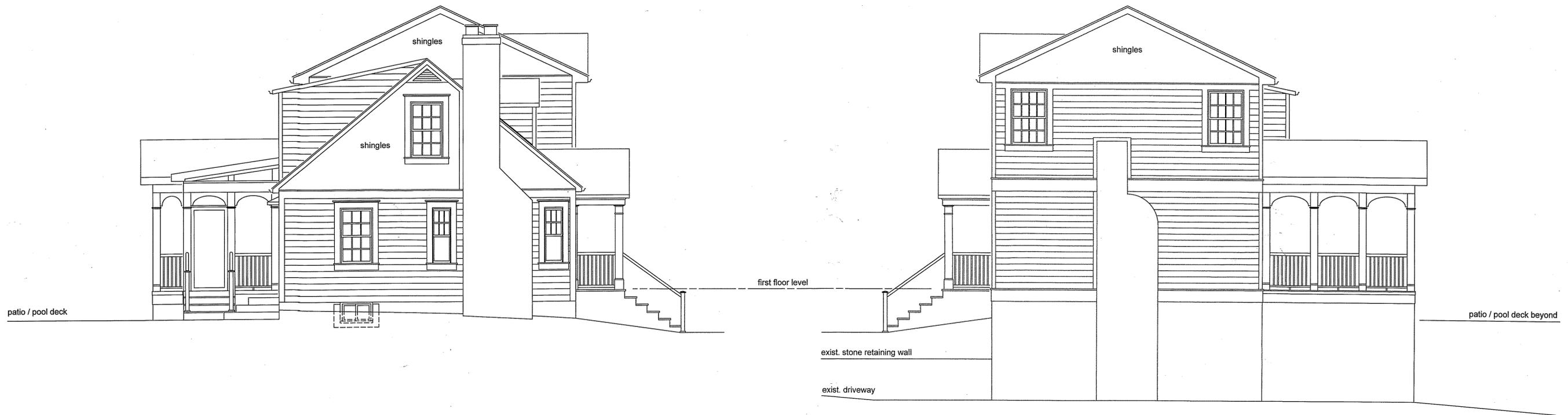
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ADDITION & RENOVATION
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EXISTING LEFT SIDE ELEVATION

EXISTING RIGHT SIDE ELEVATION

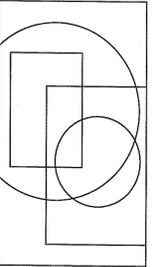
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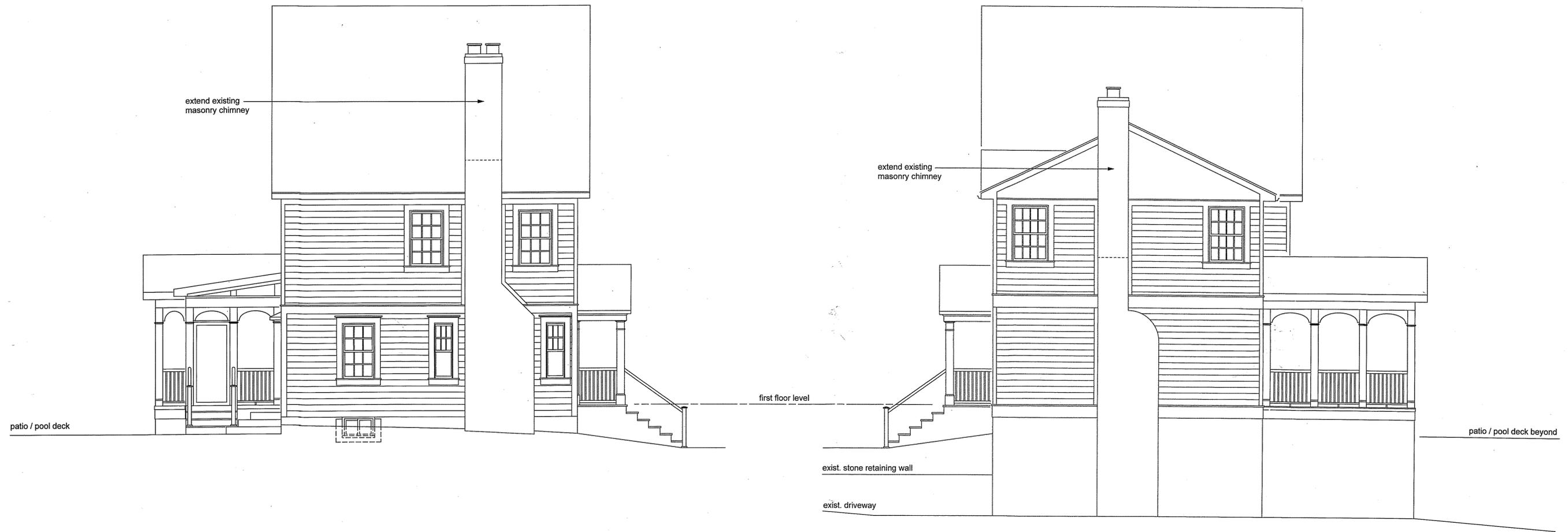
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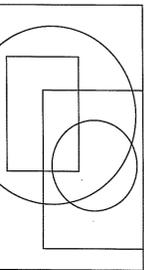
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PROPOSED LEFT SIDE ELEVATION

PROPOSED RIGHT SIDE ELEVATION



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EXISTING REAR ELEVATION

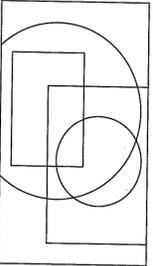
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PROPOSED REAR ELEVATION

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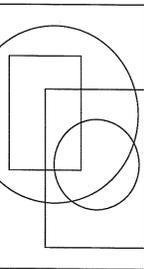
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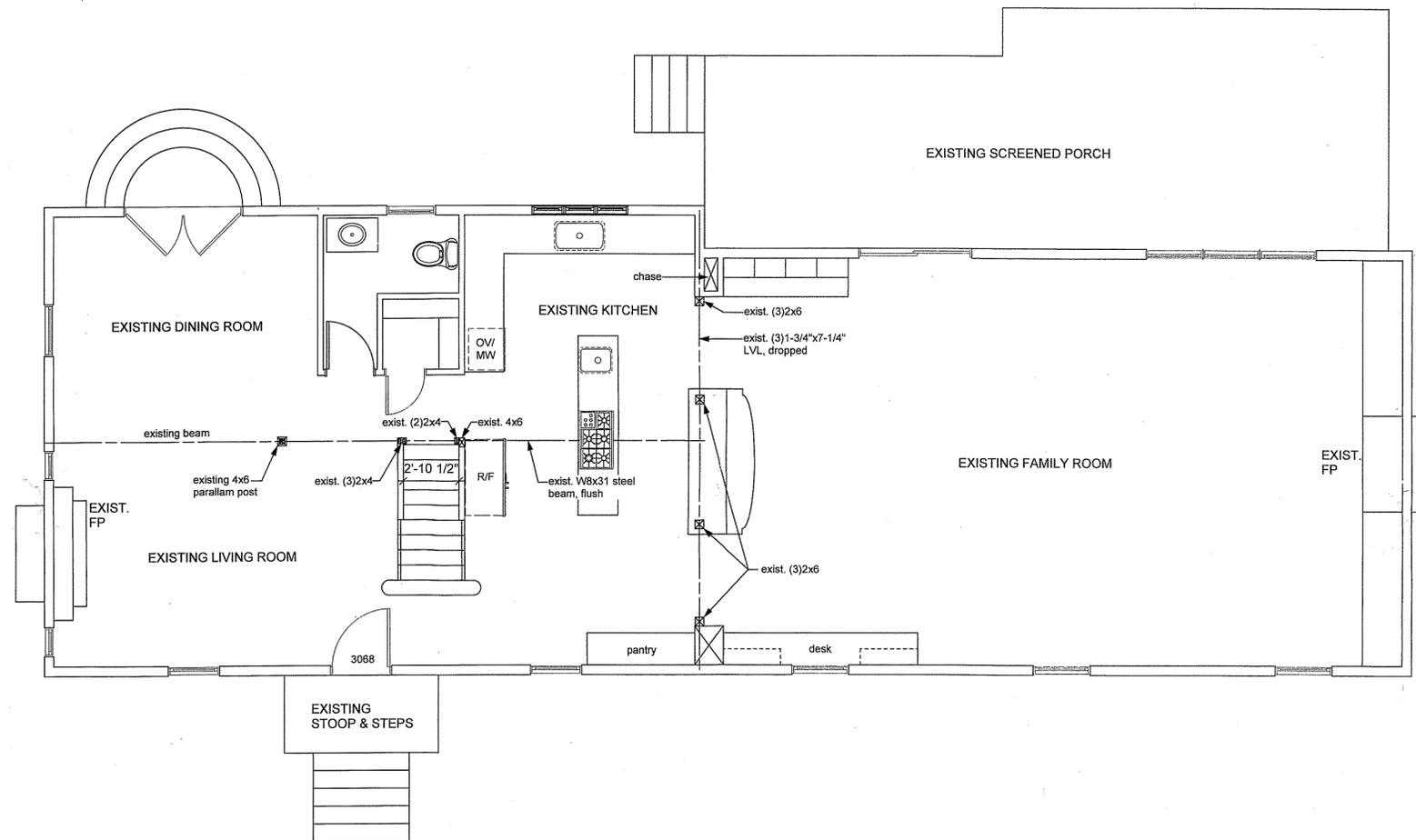
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703.356.0462

ADDITION & RENOVATION
JONES RESIDENCE
2000 FREEDOM LANE, FALLS CHURCH, VIRGINIA 22043



EXISTING FIRST FLOOR PLAN

1648 SQUARE FEET

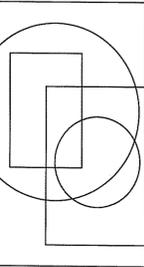
THESE DRAWINGS AND DOCUMENTS ARE SUPPLIED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF GORDON CASTLE ARCHITECTS, LLC. THESE PRINTS MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR BE TRANSFERRED OR DELIVERED TO ANY OTHER PERSON OR FIRM WITHOUT THE EXPRESS WRITTEN CONSENT OF GORDON CASTLE ARCHITECTS, LLC.

SCALE: 1/4" = 1'-0"

DATE: 6/18/2015

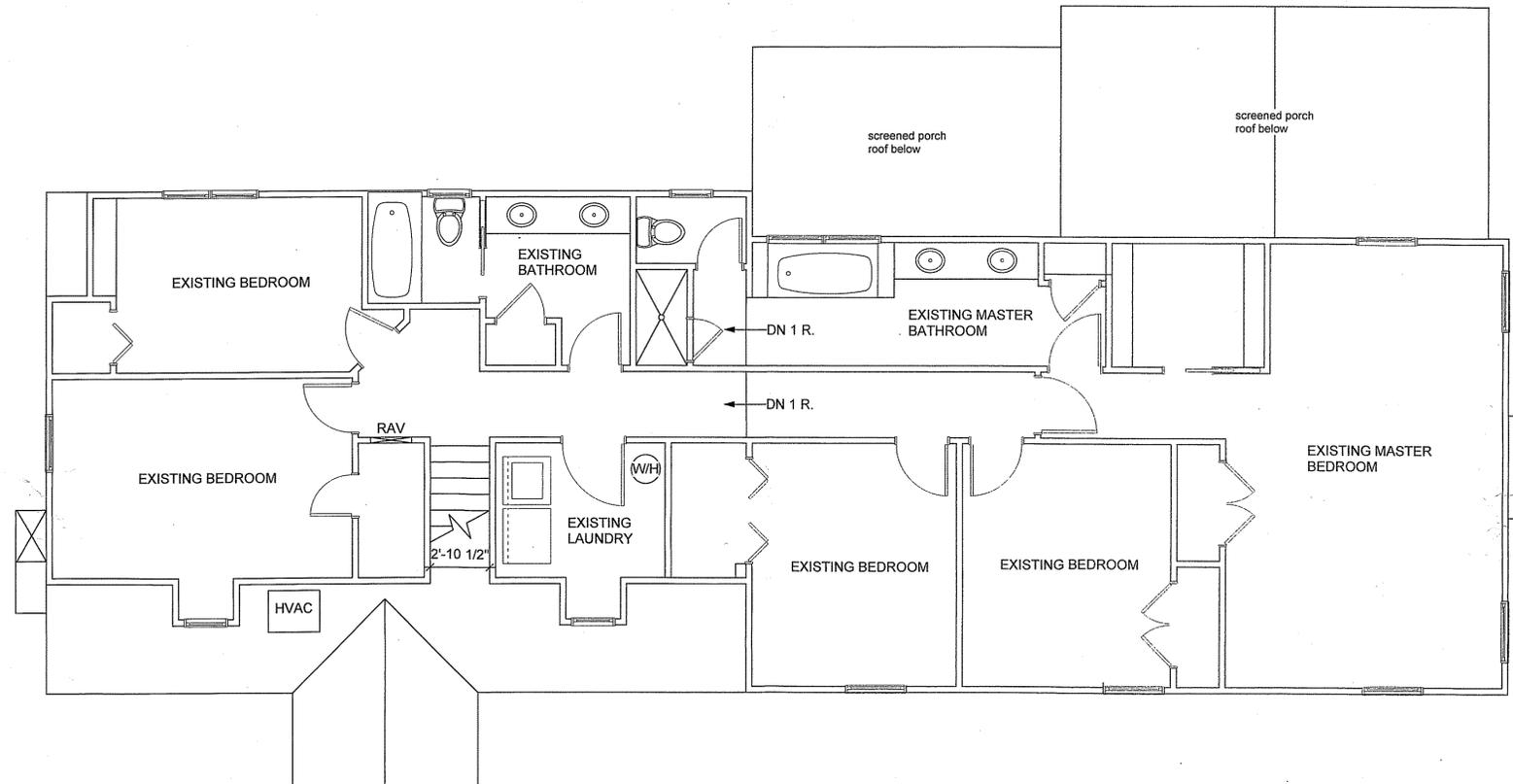
DRAWN BY: SGC

REVISIONS:



GORDON CASTLE
ARCHITECTS, LLC
6627 TUCKER AVENUE
MCLEAN, VA 22101
703.356.0462

ADDITION & RENOVATION
JONES RESIDENCE
2000 FREEDOM LANE, FALLS CHURCH, VIRGINIA 22043



EXISTING SECOND FLOOR PLAN

1464 SQUARE FEET

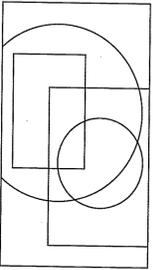
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SCALE: 1/4" = 1'-0"

DATE: 6/18/2015

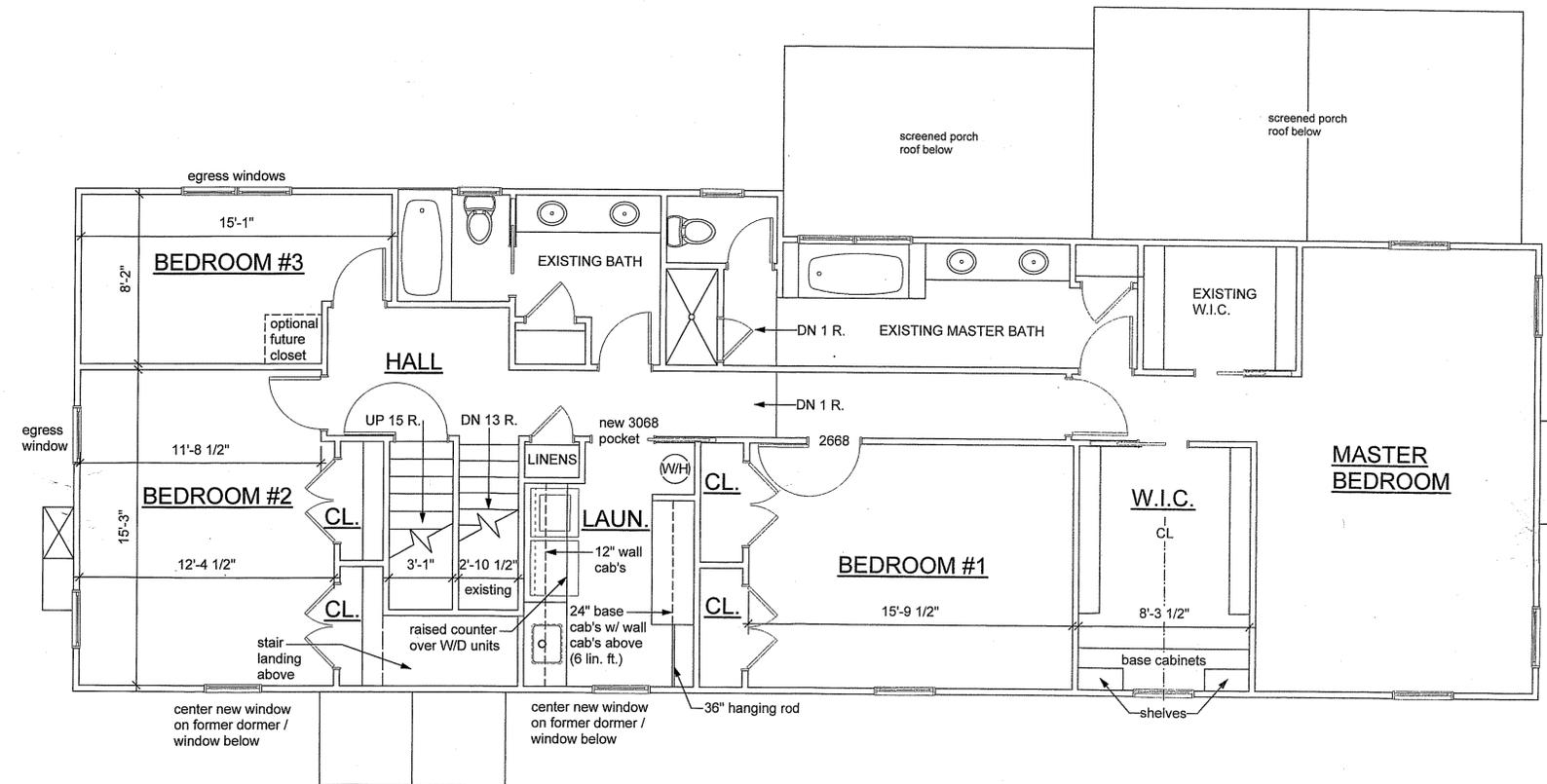
DRAWN BY: SGC

REVISIONS:



GORDON CASTLE
ARCHITECTS, LLC
6627 TUCKER AVENUE
MCLEAN, VA 22101
703.356.0462

ADDITION & RENOVATION
JONES RESIDENCE
2000 FREEDOM LANE, FALLS CHURCH, VIRGINIA 22043



PROPOSED SECOND FLOOR PLAN

1648 SQUARE FEET

THESE DRAWINGS AND DOCUMENTS ARE SUPPLIED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF GORDON CASTLE ARCHITECTS, LLC. THESE PRINTS MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR BE TRANSFERRED OR DELIVERED TO ANY OTHER PERSON OR FIRM WITHOUT THE EXPRESS WRITTEN CONSENT OF GORDON CASTLE ARCHITECTS, LLC.

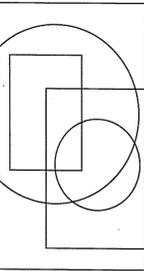
SCALE: 1/4" = 1'-0"

DATE: 6/18/2015

DRAWN BY: SGC

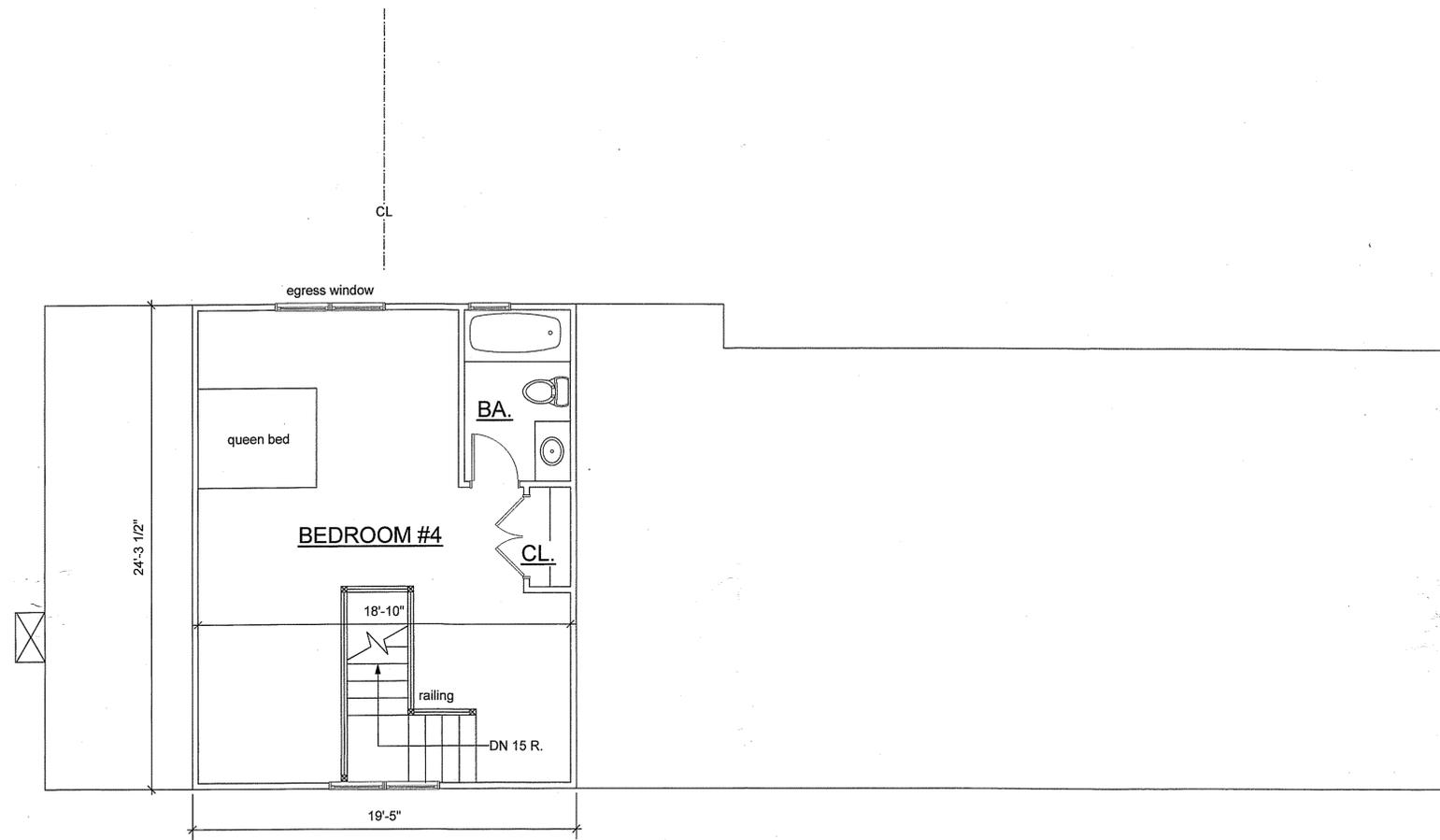
REVISIONS:

5A



GORDON CASTLE
ARCHITECTS, LLC
6627 TUCKER AVENUE
MCLEAN, VA 22101
703.356.0482

ADDITION & RENOVATION
JONES RESIDENCE
2000 FREEDOM LANE, FALLS CHURCH, VIRGINIA 22043



PROPOSED THIRD FLOOR PLAN
472 SQUARE FEET

THESE DRAWINGS AND DOCUMENTS ARE SUPPLIED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF GORDON CASTLE ARCHITECTS, LLC. THESE PRINTS MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR BE TRANSFERRED OR DELIVERED TO ANY OTHER PERSON OR FIRM WITHOUT THE EXPRESS WRITTEN CONSENT OF GORDON CASTLE ARCHITECTS, LLC.

SCALE: 1/4" = 1'-0"

DATE: 6/18/2015

DRAWN BY: SGC

REVISIONS:

6A

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

I, J. Jonathon Jones, have been the owner of the single-family dwelling located at 2000 Freedom Lane, Falls Church, VA since June 1997. The original house, built in 1940, currently encroaches on the front setback by 3.4 feet. The error is less than 10% of the measurement involved, and a reduction is requested in conjunction with the approval of a special permit. The non-compliance is the result of the current R-1 zoning being applied to the property after the original construction date of 1940, and, as such, is through no fault of the property owner. The reduction sought will not impact the use and enjoyment of other property in the immediate area, nor will it create an unsafe condition with respect to other properties and public streets. Forcing compliance with the minimum yard requirements would cause unreasonable hardship on the owner, because compliance would require moving the original house. Finally, the reduction will not result in an increase in density or floor area ratio from what is allowed under applicable zoning regulations.

The resulting gross floor area of the proposed addition to the exiting principal structure is 2.1 %. It is clearly subordinate in purpose and scale, and fits in well with surrounding off-site uses and structures. These points are all illustrated in the attached plans and elevations, which show the existing house and the proposed addition. This project will not change the footprint of the existing dwelling, and as a result will not adversely impact the use/or enjoyment of any adjacent properties. Since the property was zoned after the existing principal structure was built and the structure cannot be easily moved, the reduction represents the minimum reduction necessary to accommodate the proposed addition. Finally, I understand that the BZA has the authority to impose conditions, as it deems necessary to satisfy the criteria described above.

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

I, Jonathon Jones, have been the owner of the single-family dwelling located at 2000 Freedom Lane, Falls Church, VA since June 1997. The pool patio does not match the grading plan on file with the County and as such I request that the patio, in its existing condition, be allowed to remain. The error is through no fault of the property owner. When the pool was built the pool company was responsible for obtaining the appropriate permits. As far as I am aware, the pool patio, as it currently exists, was inspected and approved by the county. The current condition does not impact the use and enjoyment of other property in the immediate area, nor does it create an unsafe condition with respect to other properties and public streets. None of our neighbors has ever expressed any concerns about the pool patio or any other structures on the property. Forcing compliance would cause unreasonable hardship on the owner, in terms of cost and practical usability of the pool and the areas around the pool. Finally the existing condition does not impact the density or floor area ratios permitted by the applicable zoning regulations.

RECEIVED
Department of Planning & Zoning
OCT 06 2015
Zoning Evaluation Division

I, Jonathon Jones, have been the owner of the single-family dwelling located at 2000 Freedom Lane, Falls Church, VA since June 1997. The stone grill in the back yard is an accessory structure that measures 7 feet 4 inches and as such exceeds the maximum height of accessory structures by 4 inches. I request that the stone grill, in its existing condition, be allowed to remain. The error is through no fault of the property owner. When the stone grill was built the installer was instructed to build it at no more than 7 feet and as far as I remember it was in compliance when it was installed. The current condition does not impact the use and enjoyment of other property in the immediate area, nor does it create an unsafe condition with respect to other properties and public streets. The stone grill is not visible from any adjacent properties and no neighbors have expressed any concerns or complaints about it since it was installed. Forcing compliance would cause unreasonable hardship on the owner. Finally the existing condition does not impact the density or floor area ratios permitted by the applicable zoning regulations.

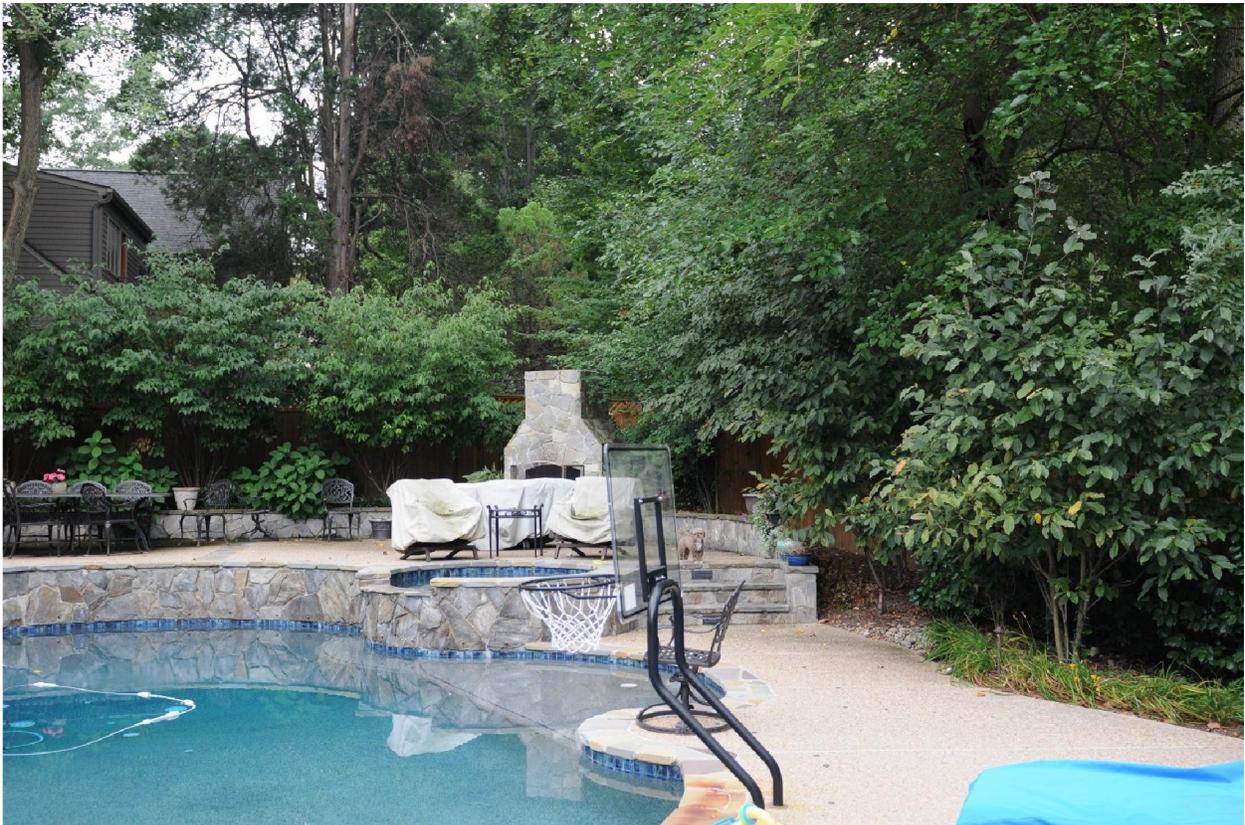
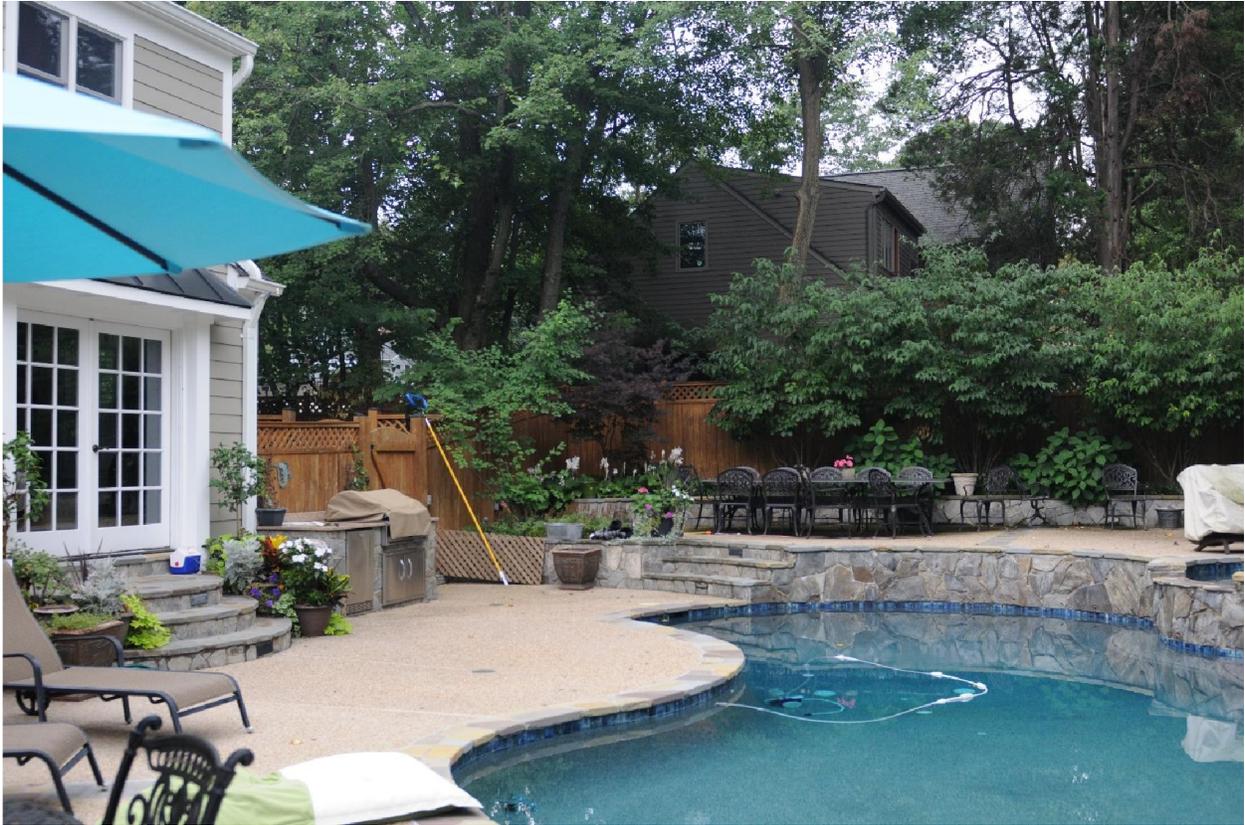
RECEIVED
Department of Planning & Zoning

OCT 06 2015

Zoning Evaluation Division









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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Aug 31, 2015
 (enter date affidavit is notarized)

130938

I, Joseph Jonathon Jones, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Joseph Jonathon Jones, Trustee under the Joseph Jonathon Jones Revocable Trust dated 10/15/14, fbo Joseph Jonathon Jones aka Jonathon Jones, aka J. Jonathon Jones	2000 Freedom Lane Falls Church VA 22043	Applicant Title-owner
Analeigh R. Jones, Trustee under the Analeigh R. Jones Revocable Trust, dated 10/15/14 fbo Analeigh R. Jones	2000 Freedom Lane Falls Church, VA 22043	CO-TITLE OWNER

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: AUG 31, 2015
(enter date affidavit is notarized)

130938

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)

GORDON CASTLE ARCHITECTS, LLC
6627 TUCKER AVE
McLEEN, VA 22102

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)

KYLAN GORDON CASTLE, AIA

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: AUG 31, 2015
(enter date affidavit is notarized)

130938

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)

N/A

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: AUG 31, 2015
(enter date affidavit is notarized)

130938

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

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

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

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

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

NONE

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Aug 31, 2015 130938
(enter date affidavit is notarized)

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

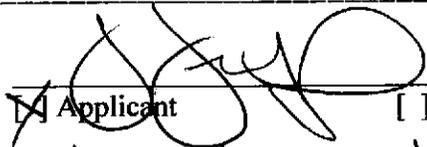
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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)

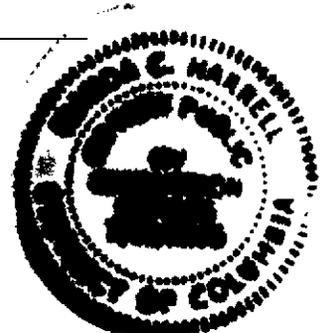
Applicant  [] Applicant's Authorized Agent

Joseph Jonathon Jones
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 31st day of August 20 15, in the State/Comm. of District of Columbia, County/City of _____.

Wanda Farrell
Notary Public

My commission expires: July 31, 2016



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

Page ____ of ____

Special Permit/Variance Attachment to Par. 1(a)

DATE: Aug 31, 2015
(enter date affidavit is notarized)

130938

(NOTE: All relationships to the application are to 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	ADDRESS	RELATIONSHIP(S)
(enter first name, middle initial, and last name)	(enter number, street, city, state, and zip code)	(enter applicable relationships listed in BOLD above)
SUSAN GORDON CASTLE GORDON CASTLE ARCHITECTS, LLC	6627 TUCKER AVE McLean, VA 22101	Agent

(check if applicable)

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

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: http://www.co.fairfax.va.us/dpwes

PERMIT # 2203780670

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

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # K-02-00110
 TAX MAP # 40-2-01-00524

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

JOB LOCATION

ADDRESS 2007 Freedom Lane
 LOT # 59 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Chesterbrook
 TENANT'S NAME Jones

OWNER INFORMATION

OWNER TENANT

NAME Jones
 ADDRESS 2000 Freedom Ln
 CITY Chesapeake STATE VA ZIP 22012
 TELEPHONE 703 309-9370

CONTRACTOR INFORMATION

SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME Sheldahl Const Inc
 ADDRESS 8887 Woodward Rd
 CITY Manassas STATE VA ZIP 20108
 TELEPHONE 703 577-2577
 STATE CONTRACTORS LICENSE # 0247227
 COUNTY BPOL # 21-246

APPLICANT

Jason Teets

DESCRIPTION OF WORK

Build 2nd story addition over existing 1st floor

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION 158,000
 BLDG AREA (SQ FT OF FOOTPRINT) 772 sq ft
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION Addition
 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 <u>22</u>	HEATING SYSTEM	
BUILDING AREA	# FIREPLACES	
BASEMENT		

ROUTING

DATE

APPROVED BY

LICENSING	<u>2/11/08</u>	<u>Ward</u>
ZONING	<u>2/11/08</u>	<u>Ward</u>
SITE PERMITS	<u>2/11/08</u>	<u>Ward</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>2/11/08</u>	<u>Ward</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 8553

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT)
 BY Ward DATE 2/11/08

ZONING REVIEW

ZONING CLASS R-1

USE SFD
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE

YARDS: _____ GARAGE 1 2 3
 FRONT 41 OPTIONS YES NO
 FRONT _____ REMARKS Build 2nd floor addition
 L SIDE _____
 R SIDE 27
 REAR 32

GRADING AND DRAINAGE REVIEW

SOILS # _____ A B C
 HISTORICAL DISTRICT NO
 AREA TO BE DISTURBED (TOTAL SQ FT) _____
 ADD'L IMPERVIOUS AREA (ADDED SQ FT) _____
 PLAN # _____ APPR. DATE _____

STAMPS

(See reverse side of application)

REMARKS

2nd floor addition

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 _____

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, _____
 a 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)

BUILDING PERMIT AMENDMENT 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: <http://www.co.fairfax.va.us/dpwes>

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

JOB LOCATION PERMIT # 02037R0670
ADDRESS 2000 Freedom Ln
LOT # _____ **BUILDING** _____
FLOOR _____ **SUITE** _____
SUBDIVISION _____
TENANT'S NAME Jonathan James

OWNER INFORMATION OWNER TENANT
NAME Jonathan James
ADDRESS 2000 Freedom Ln
CITY Falls Church **STATE** VA **ZIP** 22043
TELEPHONE 703.369.5220

APPLICANT Jason Teets

ESTIMATED COST OF CONSTRUCTION \$ 1
 (Cost of change, not total construction costs)

AMENDMENT REQUESTED

- CHANGE HOUSE TYPE
 FROM _____ TO _____
- RELOCATE HOUSE ON LOT
- FINISH BASEMENT
- ADD DECK/PORCH/SUNROOM
- ADD GARAGE
- ADD CARPORT
- DELETE _____
- CHANGE MECHANICS' LIEN INFORMATION
 DESIGNATED MECHANICS' LIEN AGENT:
 NAME _____
 ADDRESS _____

NONE DESIGNATED PHONE _____
 OTHER (PLEASE SPECIFY) ADD Agent
Commonwealth Land Title Ins Co.
10513 Judicial Drive Suite 200
Fairfax VA 22030
703.591.2400

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be compiled 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] 4/10/02
 Signature of Owner or Agent Date
Jason Teets President
 Printed Name and Title

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

AMENDED PERMIT # 02037R0670

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

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
PLAN # R-02-00110
TAX MAP # 040-2-07-0054

ROUTING	DATE	APPROVED BY
ZONING		
SITE PERMITS		
SANITATION		
HEALTH DEPT.		
BUILDING REVIEW		

AMOUNT DUE = \$ 20.20

APPROVED FOR ISSUANCE OF AMENDMENT
 (LOG OUT)
 BY J. James DATE 4-12-02

ZONING REVIEW
 USE RD
 ZONING DISTRICT _____ 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	OPTIONS	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>			
FRONT	REMARKS							
L SIDE								
R SIDE								
REAR								

GRADING AND DRAINAGE REVIEW
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

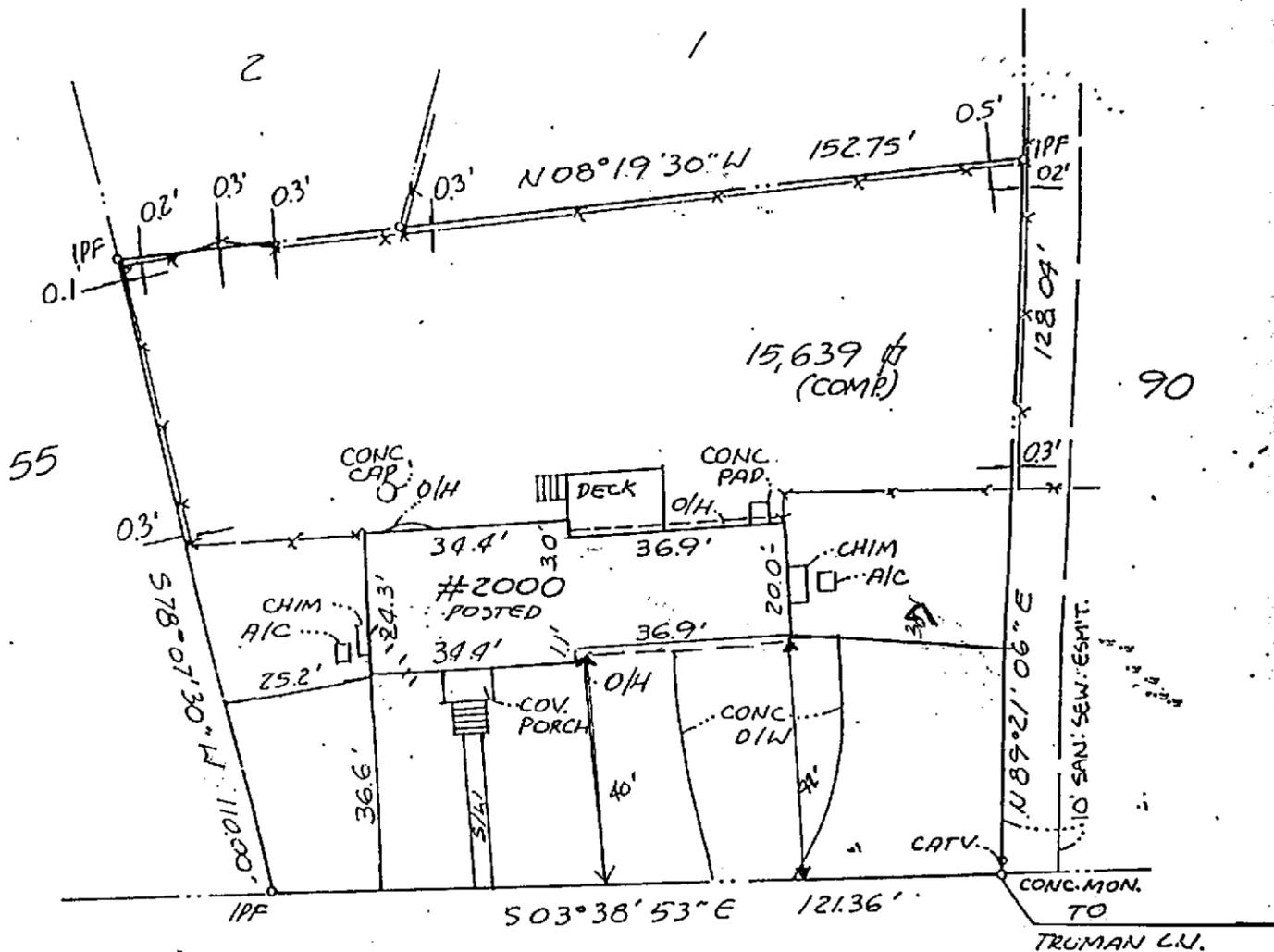
STAMPS
 (See reverse side of application)

REMARKS

NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit:
 I, _____
 a 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)

- NOTES
- 1) BOUNDARY BY OTHERS
 - 2) NOT FOR ANY CONSTRUCTION (INCLUDING FENCES)
 - 3) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP
 - 4) THIS PROPERTY IS SHOWN ON ASSESSMENT MAP NO. 090-2-01-00-0054
 - 5) THIS PROPERTY IS LOCATED IN FIRM ZONE X AS SHOWN ON COMMUNITY PANEL NO. S15525 0083 DATED MARCH 5, 1990
 - 6) COPYRIGHT 1997, RICE ASSOCIATES, P.C. THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED
 - 7) I.P.F., I.P.F., P.F., I.P.S., I.R.S., N.F. DENOTE PERMANENT MONUMENTATION



FREEDOM LANE
50' R/W

APPROVED
TM
2-8-07
Zoning Administrator

DPW&ES
Office of Building
Code Services
Approved for
By: [Signature]
Date: 2-8-07

PROPERTY LOCATED AT
2000 FREEDOM LANE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE: 5-29-97
DRAWN BY: LC

SCALE: 1" = 30'
CHECKED BY: N.R.

RICE ASSOCIATES, P.C.
SPRINGFIELD, VIRGINIA 970916
PHONE 866-7770 FAX 866-3609

97060408
GBM #18836
JONES / JOHNSON

Zoning Copy

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: <http://www.co.fairfax.va.us/dpwec>

PERMIT # 020 3730670

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

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # R-02-00110
 TAX MAP # 40-2-01-0057

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

JOB LOCATION

ADDRESS 2000 Freedom Lane
 LOT # _____ BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Cherry Brook
 TENANT'S NAME Jonathan Jones

OWNER INFORMATION OWNER TENANT
 NAME Jonathan Jones
 ADDRESS 2000 Freedom Ln
 CITY Falls Church STATE VA ZIP 22043
 TELEPHONE 703.309.9370

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME SunWorld Const Inc
 ADDRESS 8887 Woodward Rd
 CITY Marshall STATE VA ZIP 20115
 TELEPHONE 703.527.5577
 STATE CONTRACTORS LICENSE # 004239
 COUNTY BPOL # 21-1246

APPLICANT Jason Teets

DESCRIPTION OF WORK
Build new 2nd story Addition
over existing 1st floor
SIZE = 22x36 = 792 sq ft

HOUSE TYPE Single
 ESTIMATED COST OF CONSTRUCTION 68,000
 BLDG AREA (SQ FT OF FOOTPRINT) 792 sq ft
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION Addition
 SEWER SERVICE PUBLIC SEPTIC OTHER
 WATER SERVICE PUBLIC WELL OTHER
 OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME NONE
 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 <u>32</u>	HEATING SYSTEM
BUILDING AREA	# FIREPLACES
BASEMENT	

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.

Jason E. Teets 2-06-02
 Signature of Owner or Agent Date

Jason E. Teets (President)
 Printed Name and Title

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

ROUTING	DATE	APPROVED BY
LICENSING	<u>02/06/02</u>	<u>[Signature]</u>
ZONING		
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE - \$ _____
 AMOUNT DUE = \$ 8553

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY _____ DATE _____

ZONING REVIEW
 USE SFD-40
 ZONING DISTRICT R-1 HISTORICAL DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE
 YARDS: FRONT _____ GARAGE 1 2 3
 FRONT _____ OPTIONS YES NO
 FRONT _____ REMARKS BOND 2 story ADD
 L SIDE _____ over existing 1st flr
 R SIDE _____ no wet bas on 2nd
 REAR _____

GRADING AND DRAINAGE REVIEW K. L. L...
 SOILS # _____ A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
 PLAN # _____ APPR. DATE _____

STAMPS

 (See reverse side of application)

REMARKS
2/6/02 [Signature]
Doubted roads ran to close
to front lot line 2/6/02

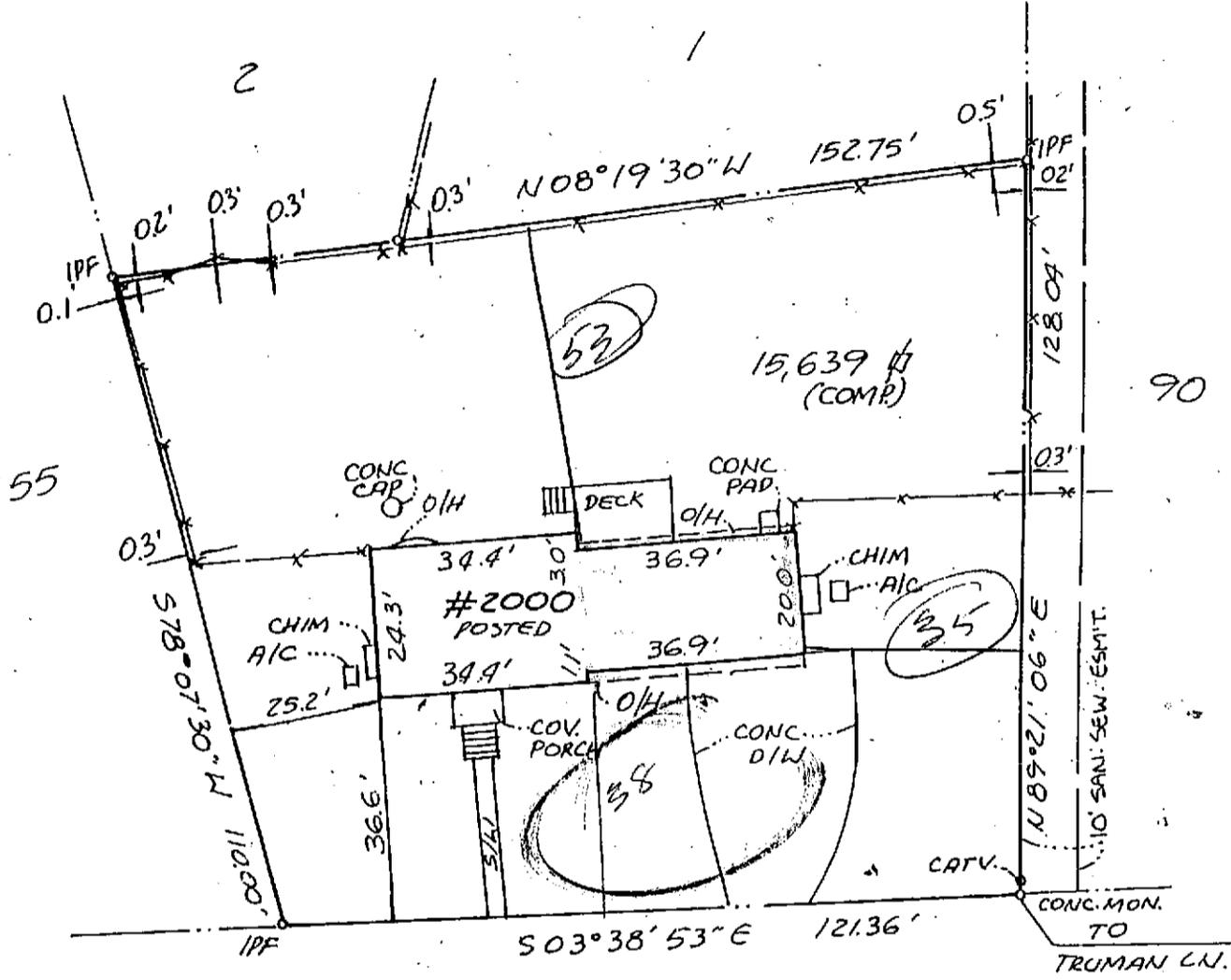
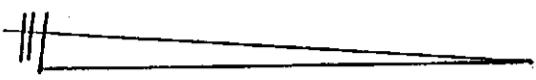
NOTARIZATION (if required)
 State (or territory or district) of _____
 County (or city) of _____, to wit:
 I, _____

a 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)

BY OTHERS
 ANY CONSTRUCTION (INCLUDING FENCES)
 N OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP
 PROPERTY IS SHOWN ON ASSESSMENT MAP NO. 040.2-01-00-0054
 PROPERTY IS LOCATED IN FIRM ZONE X AS SHOWN ON COMMUNITY
 MAP 515525 0083 DATED MARCH 5, 1990
 RIGHTS FROM DATE ISSUED
 PKF, IPS, IRS, N F DENOTE PERMANENT MONUMENTATION



FREEDOM LANE
 50' R/W

PROPERTY LOCATED AT
 # 2000 FREEDOM LANE
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE: 5-29-97
 DRAWN BY: LC

SCALE: 1" = 30"
 CHECKED BY: N.R.

RICE ASSOCIATES, P.C.
 FAIRFAX COUNTY, VIRGINIA

DET [Signature]
 6/4/97

97060408
 4/10/97

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 # 92870031

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

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

JOB LOCATION

ADDRESS 2000 Freedom Lane
 LOT # Acage BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Chesterbrook
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION

OWNER TENANT
 NAME Jonathan Jones
 ADDRESS 2000 Freedom Lane
 CITY Falls Church STATE VA ZIP 22043
 TELEPHONE 703-722-520-7223
 EMAIL _____
 CONTACT ID _____

CONTRACTOR INFORMATION

SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME WVBY, Inc
 ADDRESS 14000 Timberhill Pl
 CITY Chantilly STATE VA ZIP 20151
 TELEPHONE 702-414-9899
 EMAIL _____
 STATE CONTRACTORS LICENSE # 2701 037403 V
 COUNTY BPOL # 005-03-1706 V
 CONTACT ID 277933

APPLICANT

NAME Mary Beth Crossan
 ADDRESS 14000 Timberhill Pl
 CITY Chantilly STATE VA ZIP 20151
 TELEPHONE 702-978-8894
 EMAIL _____
 CONTACT ID AC 3077119

DESCRIPTION OF WORK

Install inground granite pool and spa

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION 4,20,000.00
 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
 PLAN # 11/23/09
 TAX MAP # 11/23/09

ROUTING	DATE	APPROVED BY
LICENSING	<u>11/16/09</u>	<u>[Signature]</u>
ZONING	<u>11/23/09</u>	<u>[Signature]</u>
SITE PERMITS	<u>11/23/09</u>	<u>[Signature]</u>
HEALTH DEPT		
BUILDING REVIEW	<u>11/23/09</u>	<u>[Signature]</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEB \$ _____
 FILING FEE \$ _____
 AMOUNT DUE = \$ 11,000.00

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

(LOG OUT)
 BY [Signature] DATE 11/23/09

ZONING REVIEW

USE RD
 ZONING DISTRICT F-1 HISTORICAL DISTRICT N/A
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE _____

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT _____	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT _____	REMARKS	<u>Tagged pool</u>		
L SIDE <u>15'</u>				
R SIDE _____				
REAR _____				

REMARKS

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.

Mary Beth Crossan 10-14-09
 Signature of Owner or Agent Date
Mary Beth Crossan Agent
 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, _____, a _____
 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)

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 # 111020282

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

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

DO NOT WRITE IN GRAY SPACES (COUNTY USE ONLY)
 PLAN # _____
 TAX MAP # _____

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE _____
 FILING FEE _____
 AMOUNT DUE = \$ 7

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: I R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY: _____ DATE: 11/11

ZONING REVIEW
 USE RM
 ZONING DISTRICT R-1 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 _____	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT _____	REMARKS	<u>Green Arch</u>		
L SIDE _____		<u>35712</u>		
R SIDE _____		<u>2011/11</u>		
REAR <u>44'</u>				

REMARKS _____

JOB LOCATION
 ADDRESS 2000 Freedom Lane
 LOT # _____ BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Storage
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION OWNER TENANT
 NAME Ansley Jones
 ADDRESS 2000 Freedom Lane
 CITY Leesburg STATE VA ZIP 22076
 TELEPHONE 703-536-2823
 EMAIL _____
 CONTACT ID _____

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME Woodscape
 ADDRESS 677 Leesburg Station Plaza #200
 CITY Leesburg STATE VA ZIP 20176
 TELEPHONE 703-779-5696
 EMAIL Kevin@woodscape.com
 STATE CONTRACTORS LICENSE # 2205 067516A
 COUNTY BPOL # 27-0808
 CONTACT ID 304190

APPLICANT
 NAME Kevin Woodscape
 ADDRESS 677 Leesburg Station Plaza #200
 CITY Leesburg STATE VA ZIP 20176
 TELEPHONE 703-779-5696
 EMAIL Kevin@woodscape.com
 CONTACT ID _____

DESCRIPTION OF WORK
1) Replace existing deck with new
2) Replace existing deck railing

HOUSE TYPE SI
 ESTIMATED COST OF CONSTRUCTION 31,000
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____

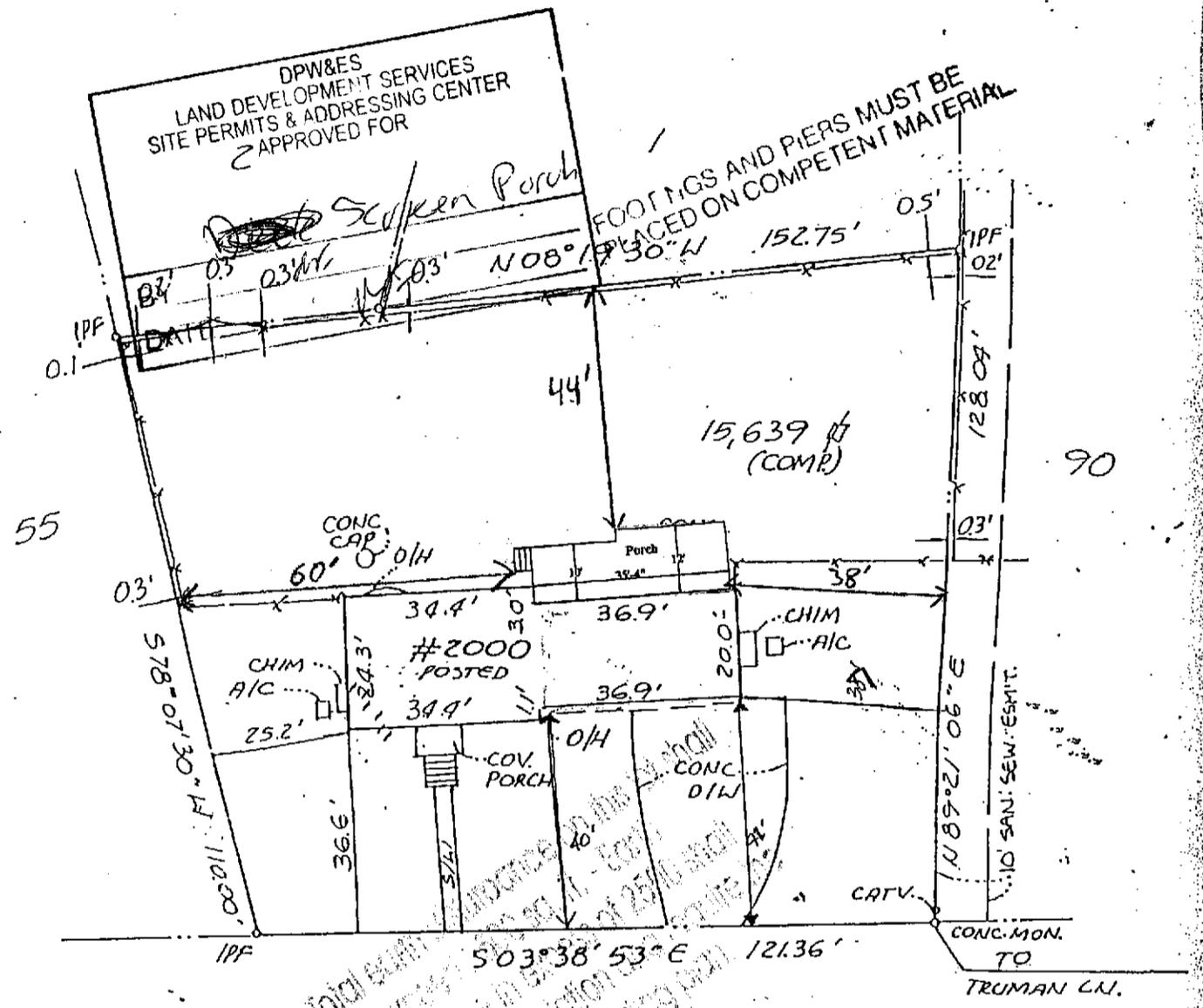
DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

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 _____
 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, _____, a _____,
 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) _____

- NOTES
- 1) BOUNDARY BY OTHERS
 - 2) NOT FOR ANY CONSTRUCTION (INCLUDING FENCES)
 - 3) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP
 - 4) THIS PROPERTY IS SHOWN ON ASSESSMENT MAP NO. 090-2-01-00-0054
 - 5) THIS PROPERTY IS LOCATED IN F.I.R.U. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 515525 0083 DATED MARCH 5, 1990
 - 6) COPYRIGHT 1997, RICE ASSOCIATES, P.C. THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED
 - 7) I.P.F., I.P.F., P.K.F., I.P.E., I.R.S., H.F. DENOTE PERMANENT MONUMENTATION



FREEDOM LANE 50' R/W
 APPROVED
 [Signature]
 Building Administrator
 APPROVED
 [Signature]
 Zoning Administrator
 2-8-07

DPW&ES
 Office of Building
 Code Services
 Approved for

DPW City Over existing SPV
 Date 2-8-07

PROPERTY LOCATED AT
 # 2000 FREEDOM LANE
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE: 5-29-97 SCALE: 1" = 30'
 DRAWN BY: LC CHECKED BY: N.R.

RICE ASSOCIATES, P.C.
 SPRINGFIELD, VIRGINIA 970916
 PHONE 866-7770 FAX 866-3609

DFT
 6/4/97
 97060408
 GBM #18836
 JONES / JOHNSON

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, or
 - B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another use or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and
 - C. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - D. Such reduction or modification will not impair the purpose and intent of this Ordinance, and
 - E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - F. It will not create an unsafe condition with respect to both other property and public streets, and
 - G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.
 - H. The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.

5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

- K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.