



VARIANCE ACCEPTED: September 16, 2015
BOARD OF ZONING APPEALS: January 13, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

January 6, 2016

STAFF REPORT

VARIANCE APPLICATION NO. VC 2015-MV-009

MOUNT VERNON DISTRICT

APPLICANTS/OWNERS: Carla McNeil Seay/Carla's Weecare Home Daycare LLC

SUBDIVISION: Newington Forest, Section 6

STREET ADDRESS: 8045 Winding Way Court, Springfield 22153

TAX MAP REFERENCE: 98-1 ((4)) 541

LOT SIZE: 13,130 square feet

ZONING DISTRICT: PDH-3

ZONING ORDINANCE PROVISIONS: 18-401

VARIANCE PROPOSAL: To permit accessory structures to remain in the front yard of a lot containing 36,000 square feet or less.

STAFF RECOMMENDATION: Staff recommends approval of VC 2015-MV-009, based on the findings contained in the staff report, subject to the Proposed Development Conditions contained in Appendix 1.

It should be 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.

Heath Eddy, AICP

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).

DESCRIPTION OF THE APPLICATION

The applicant is seeking a variance to permit several accessory structures, all children's play equipment, to remain in the front yard of a through lot containing less than 36,000 square feet in area. The play equipment includes a large (12-foot tall) jungle gym, a smaller (7-foot tall) jungle gym, and a 6.5-foot tall swing set, along with several other pieces that are considered temporary, in that they are mobile and can be moved around the yard. The location of these structures are generally located within the treed area of the yard in Figure 1, below.



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

A copy of the variance plat from the Property Title Report, prepared by John W. Veatch, L.S., dated March 15, 2004, as modified by the applicant, is included in the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is located at 8045 Winding Way Court in Newington Forest, Section 6. The property is developed with a 2-story single family detached dwelling which is accessed via a shared driveway to Winding Way Court. The property was

approved for a home child care facility by the Board of Supervisors under SE 2014-MV-074 in July 2015. This variance application is based on a condition of approval of that Special Exception.

The property has two street frontages, on Winding Way Court and Newington Forest Avenue. Since Newington Forest Avenue is not classified as a major thoroughfare, the lot is considered to be a "through lot," which by definition has two front yards. Were Newington Forest Avenue classified as a major thoroughfare, the lot would be considered a "reverse frontage lot," which would allow for the frontage yard along the avenue to be considered a rear yard for placement of accessory structures. However, through lots have two front yards, which means that lots of 36,000 square feet in area or less are not permitted to have detached accessory structures within any portion of a front yard.

The subject property currently has several playground structures located in the front yard facing Newington Forest Avenue. Three of those structures are considered permanent, as mentioned above. This request applies to the full front yard in total, as shown in Figure 2, below.

It should be noted that a home child care facility was recently approved for the adjacent property to the south by the Board of Supervisors. While that property also has several accessory structures (also play equipment) in their "front" yard along Newington Forest Avenue, none of those structures are deemed to be permanent, and therefore a variance was not considered necessary.

All other properties in the neighborhood are single family detached dwellings, as shown on the area property map at the front of the staff report.

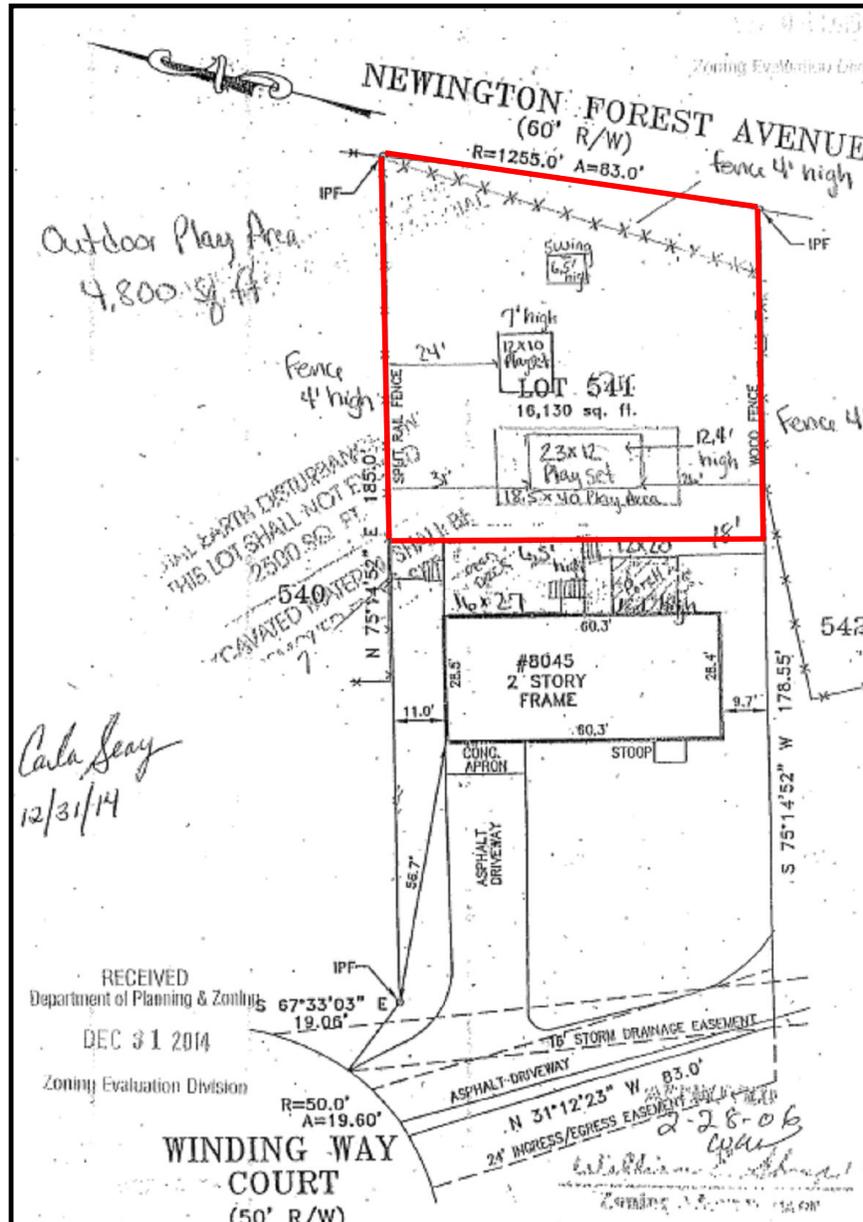


Figure 2: Variance Plat, partial. Area outlined is front yard subject to variance request.

BACKGROUND

According to County records, the original 2-story residence was constructed in 1978, with a small porch/walkway added in 1979 and a screened porch addition in 1980. In 1982, a 2-story addition, including the current garage, was constructed. The applicant and current owner bought the property in 2004. In 2006, an open deck and screened porch were constructed on the back of the residence.

Records indicate there were no other variance applications for accessory structures in the front yard for properties in the vicinity of the application site that have been heard by the BZA.

ZONING ORDINANCE REQUIREMENTS (Appendix 5)

- Code of Virginia, Sec. 15.2-2309, as amended

In addition to meeting the definition of a variance, an application must satisfy a specific set of criteria in order for the Board to grant a variance. According to the recently amended Code of Virginia, Sec. 15.2-2309, a variance meeting the definition shall be granted if the following elements are met:

1. The evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance (Sect. 15.2-2309.2)

In staff's opinion, the application of provisions related to "through lots" by definition creates a severe burden on a residential property, restricting the ability of the property owner to use what the owner perceives to be a rear yard for any permanent structures whatsoever. Given that the property has sloped side yards, there is no other option for locating play equipment on the property.

2. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance (Sect. 15.2-2309.2(i))

The applicant was unaware that permanent accessory structures were not permitted in the yard fronting on Newington Forest Avenue. The issue at hand is the application of the Zoning Ordinance that restricts the use of a front yard by definition. If the lot had met the definition of a "reverse frontage lot" this variance request would not be necessary. That being said, any accessory play structure taller than 7 feet would be required to comply with minimum side yard requirements, and therefore the side yards are ineligible as an alternative location even without accounting for the slope.

3. The granting of the variance will not be of substantial detriment to the adjacent property and nearby properties in the proximity of that geographical area (Sect. 15.2-2309.2(ii))

In staff's opinion, the granting of a variance to allow the play equipment to remain in the front yard would not be detrimental to the adjacent properties. Since a child care has been in operation at this location since 2006, any impact from the use of the play equipment would have resulted in complaints and other problems associated with the noise of active children. No such complaints are registered to the best of staff's knowledge. The Special Exception application public hearings addressed potential traffic issues on Winding Way Court, but nothing that pertained to the use of this yard for a playground.

4. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general reduction to be adopted as an amendment to the ordinance (Sect. 15.2-2309.2(iii))

There are other properties in the vicinity that have this kind of situation. Indeed, several sections of the Newington Forest development were designed so as to restrict access to Newington Forest Avenue. As a practical matter, whether the application of the “through lot” definition to residential lots should be amended does not relieve the situation at hand. The subject property has specific constraints, as stated above, that prevent the installation and maintenance of permanent play equipment, absent variance relief.

5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property (Sect. 15.2-2309.2(iv))

The variance request is for play equipment that is associated with a home child care, which was recently approved by special exception by the Board of Supervisors. The play equipment is typically associated with a residential use.

6. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application (Sect. 15.2-2309.2(v))

The applicants have no other form of remedy under the Zoning Ordinance.

CONCLUSION

In staff’s opinion, the limitations of the Zoning Ordinance as applied to the subject property place a high restriction on the use of the property for typical and customary accessory uses in what is effectively the property’s rear yard. The physical limitations of the existing property place additional constraints that demonstrate the need for variance relief.

RECOMMENDATION

Staff recommends approval of VC 2015-MV-009, based on the findings in this staff report, subject to the Proposed Development Conditions included in Appendix 1.

APPENDICES

1. Proposed Development Conditions
2. Applicants' Statement of Justification and Photographs
3. Applicants' Affidavit
4. Building Permit History
5. Applicable Code of Virginia Provisions

APPENDIX 1**PROPOSED DEVELOPMENT CONDITIONS****VC 2015-MV-009****January 6, 2016**

If it is the intent of the Board of Zoning Appeals to approved VC 2015-MV-009, located at Tax Map 98-1 ((4)) 541, to permit accessory structures to remain in the front yard of a lot containing 36,000 square feet or less, the BZA should condition the approval by requiring conformance with the following development condition.

1. This variance is approved for the location and height of accessory structures in the front yard along Newington Forest Avenue, as shown on the Property Title Report plat, prepared by John W. Veatch, L.S., dated March 15, 2004, as modified by the applicant and as submitted with this application, and is not transferable to other land.

This approval, contingent upon the above-noted condition, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards including requirements for building permits.

Written Statement of Justification

RE: Variance for Backyard Structures at 8045 Winding Way Court, Springfield, VA 22153

Subject: Ordinance 18-404 Required Standards for Variance (effective July 1, 2015)

This statement is made for the express purpose of seeking a grant of a variance by the BZA with regard to the backyard of my property (8045 Winding Way Court, Springfield, VA 22153), which abuts an arterial road, Newton Forest Avenue. As such, Zoning considers my property to have two front yards.

I hereby affirm and attest to the following:

Part A:

The jungle gym was installed on the property according to HOA bylaws, shortly after we purchased the home. We were not aware that it was a through lot or that keeping backyard equipment for the purposes of running an at home daycare would be a problem. By having a through lot, we effectively have no backyard and cannot adequately utilize our property with structures that are typical in a backyard.

Part B:

- i. We purchased the property in good faith and did not know it was considered a through lot.
- ii. By granting us this variance, it will have no negative effect on our neighbors as we have followed all HOA bylaws and the jungle gym has been in the same location shortly after the property was acquired.
- iii. This condition, known as a through lot, is not very common and therefore not addressed by regulations.
- iv. I am in zoning district PDH-3 and the granting of the variance will not change the zoning district.
- v. There is no special permit or special exception remedy available in the zoning ordinance.

In closing, we would like to respectfully request that you grant the variance to allow the typical backyard structures to remain as we have no other place to put them on our property.

Regards,

Carla Seay

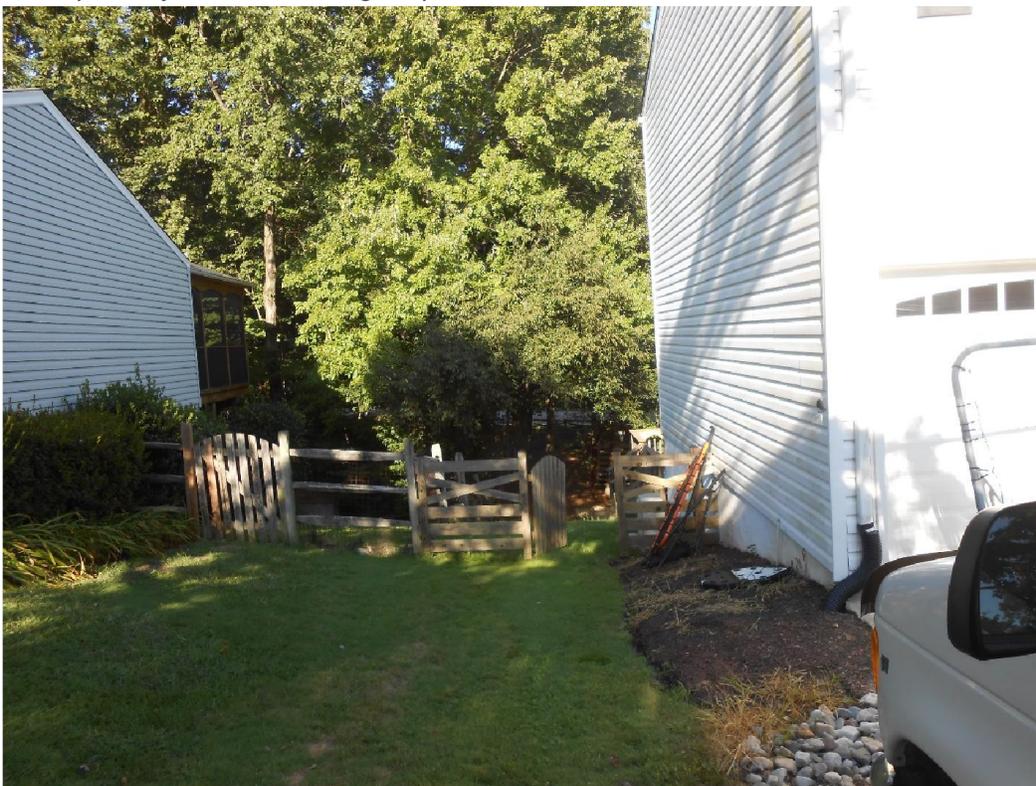
RECEIVED
Department of Planning & Zoning

SEP 15 2015

Zoning Evaluation Division



Front yard adjacent to Winding Way Court



North side yard of the subject property



Winding Way Court front yard including driveway, shared driveway with 8047 Winding Way Court, and showing existing parking for Home Child Care facility.



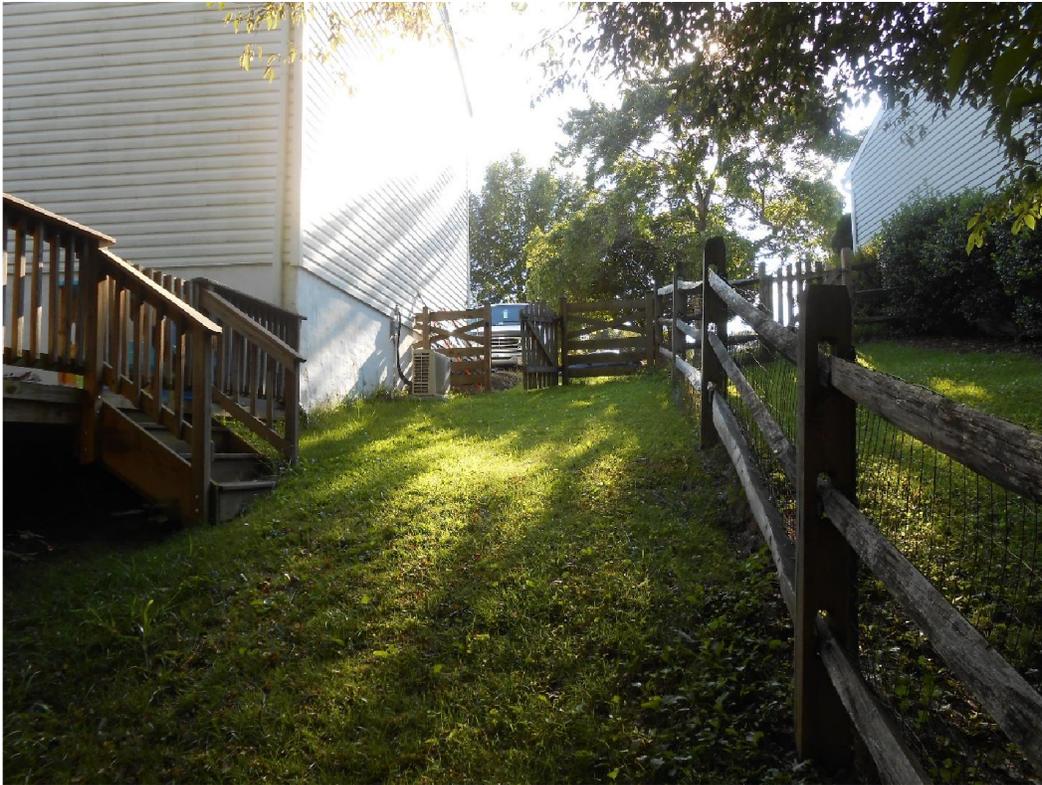
South Side yard of subject property, showing existing sloping.



Front Yard fronting on Newington Forest Avenue, showing all play equipment. Three permanent structures are the primary issue of this Variance application.



View of front yard showing slope behind existing attached deck.



North Side yard showing existing slope.



North side showing proximity of temporary play structures against the side lot line fence.



View of playground area. The stone area is the drainage swale. The structure in the center is the small jungle gym included as a permanent play structure for this Variance application.



The larger jungle gym structure.



View of the front lot line along Newington Forest Avenue. The third permanent play structure, a swing set, is shown in this photo.



Opposite view of front lot line along Newington Forest Avenue



The view of the swing set (near) and small jungle gym (background). All other structures are considered temporary.



View of the front yard from the fence to the house, showing the slope immediately behind the house.



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: November 9, 2015

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

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

SUBJECT: BZA Affidavit
 Temporary Application No. VC 2015-0274

REF.: 131858

RECEIVED
 Department of Planning & Zoning
 NOV 09 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:

<u>Name of Applicant</u>	<u>Affidavit Date of Oath</u>
Carla McNeil Seay	9/4/15

Attachment

OWNER CONSENT STATEMENT

To Whom It May Concern:

I, Brian Seay, the undersigned title owner of the property identified below, do hereby authorize Carla Seay to apply for a Special Exception and Variance on my property located at: 8045 Winding Way Court, Springfield VA 22153
Tax Map No. 098-404-6541

Thank you in advance for your cooperation.

TITLE OWNER

Date: September 11, 2015

By: [Signature]
(Signor)

COMMONWEALTH/STATE OF: Virginia
CITY/COUNTY OF: Fairfax, TO WIT:

The foregoing instrument was acknowledged before me this 11th day of September, 2015, by [Signature]
(Signor)

Rachael A. Locke
Notary Public (Signature)
Notary Registration No. 7500220
My Commission Expires: 6/30/2019

AFFIX NOTARY SEAL/STAMP



131858



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 (VA Relay)

APPLICATION No: VC 2015-MV-009

(Staff will assign)

RECEIVED
Department of Planning & Zoning

SEP 04 2015

Zoning Evaluation Division

APPLICATION FOR A VARIANCE

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME <u>CARLA McNeil Seay</u>
	BUSINESS NAME (e.g., d/b/a; aka; LLC; trading as, etc.) <u>CARLA'S Weecare Home Daycare LLC.</u>
	PHONE HOME <u>(703) 455-1205</u> WORK <u>(703) 850-2857</u>
PROPERTY INFORMATION	PROPERTY ADDRESS <u>8045 Winding Way Ct., Springfield, VA 22153</u>
	TAX MAP NO. <u>0981-04-0541</u> SIZE (ACRES/SQ FT) <u>16,130</u>
	ZONING DISTRICT <u>PDH-3</u> MAGISTERIAL DISTRICT <u>Mount Vernon</u>
VARIANCE REQUEST INFORMATION	ZONING ORDINANCE SECTION (staff will fill this out)
	NATURE OF REQUEST [circle the item(s) and fill in as appropriate]
	A. To permit construction of [circle the appropriate item(s)]: _____ story dwelling, <u>addition</u> , <u>deck</u> , <u>roofed deck</u> , <u>accessory storage structure</u> , <u>accessory structure</u> , _____ feet from the: <u>front</u> , <u>side</u> , <u>rear</u> lot line _____
	B. To permit the subdivision of ___ lot(s) into ___ lot(s) with proposed lot(s) # _____ _____ having a lot width of _____ feet _____
	C. To permit the construction of a fence greater than _____ ft. in height in the [circle the appropriate item(s)]: <u>front yard</u> , <u>side yard</u> or <u>rear yard</u> .
D. Other _____	
AGENT/CONTACT INFORMATION	NAME <u>CARLA McNeil Seay</u>
	MAILING ADDRESS <u>8045 Winding Way Ct., Springfield, VA 22153</u>
	PHONE HOME <u>(703) 455-1205</u> WORK <u>(703) 850-2857</u>
MAILING	Send all correspondence to (check one): <input 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 onto the subject property as necessary to process the application.</p> <p><u>CARLA McNeil Seay</u> _____ TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>_____ SIGNATURE OF APPLICANT/AGENT</p> <p>VC 2015-0274</p>	

DO NOT WRITE IN THIS SPACE

Date application received: _____ Date application accepted: _____ Application Fee Paid: \$ _____

Application No.(s): VC 2015-MV-009
(County-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept. 4, 2015
(enter date affidavit is notarized)

131858

I, CARLA M. Seay of CARLA'S Weecare Home Daycare, 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)
CARLA M. Seay	8045 Winding Way Ct. Springfield, VA 22153	Applicant/Title Owner
Carla's WEECARE Home Daycare LLC	8045 Winding Way Ct. Springfield, VA 22153	Co-Applicant
BRIAN R. Seay	8045 Winding Way Ct. Springfield, VA 22153	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.

* 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): VC 2015-MV-009
(County-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 4, 2015
(enter date affidavit is notarized)

131850

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)

*CARLA'S WEECARE Home Daycare LLC.
8045 Winding Way Ct.
Springfield, Va 22153*

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)

*CARLA SEAY
Managing Member*

(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): VC2015-MV-009
(County-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept. 4, 2015
(enter date affidavit is notarized)

131858

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): VC 2015-MV-009
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DATE: Sept. 4, 2015
(enter date affidavit is notarized)

131858

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): VC 2015-MV-009
(County-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept. 4, 2015
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131858

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 Carla M. Neil Seay Applicant's Authorized Agent

CARIA McNEIL SEAY
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4 day of September 20 15, in the State/Comm. of Virginia, County/City of Fairfax.

Cheryl Lynette Foddrell
Notary Public

My commission expires: Sept 30, 2017



[Handwritten signature]

BUILDING PERMIT APPLICATION

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

PERMIT # 06059150710

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 8045 winding way ct
 LOT # 541 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION Newington Forest
 TENANT'S NAME Sec 6

OWNER INFORMATION OWNER TENANT
 NAME Carla Scou
 ADDRESS 8045 winding way ct
 CITY Springdale STATE VA ZIP 22153
 TELEPHONE 703 551205

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME Home pro fabrication
 ADDRESS 5725 Granite Square Dr
 CITY Springfield STATE VA ZIP 20130
 TELEPHONE 703 359 5310
 STATE CONTRACTORS LICENSE # 2705062568
 COUNTY BPOL # 000280104

APPLICANT
Monica Canacho

DESCRIPTION OF WORK
Screen porch 14x12 on 165 steps, lower deck 28x16 with 2 steps

HOUSE TYPE
 ESTIMATED COST OF CONSTRUCTION 9,000
 BLDG AREA (SQ FT OF FOOTPRINT) _____
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____
 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>5/17'</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:

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)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # W 02-01029
 TAX MAP # 016101-0541

ROUTING	DATE	APPROVED BY
LICENSING	<u>2/28/06</u>	<u>MAJ</u>
ZONING	<u>2/28/06</u>	<u>W 02-01029</u>
SITE PERMITS	<u>2/28/06</u>	<u>MAJ</u>
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

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

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 MAJ DATE 3-1-06

ZONING REVIEW
 USE SD - Through Lot
 ZONING DISTRICT R04-3 HISTORICAL DISTRICT _____
 ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE

YARDS: <u>2541</u>	GARAGE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>
FRONT <u>106'</u>	OPTIONS YES <input type="checkbox"/> NO <input type="checkbox"/>
FRONT <u>71'</u>	REMARKS <u>Open deck</u>
L SIDE <u>18'</u>	<u>w/ stairs 38' x 16'</u>
R SIDE <u>18'</u>	<u>5' x 12' screen porch</u>
REAR <u>106'</u>	<u>14' x 12' x 17'</u>

GRADING AND DRAINAGE REVIEW
 SOILS # 65160 A B C
 AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) 778
 IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) 168
 PLAN # _____ APPR. DATE _____

STAMPS FR 12500 Rmt
 (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)

PROPERTY REPORT
LOT 541 SECTION 6

JOB NUMBER: 04-0753

NEWINGTON FOREST

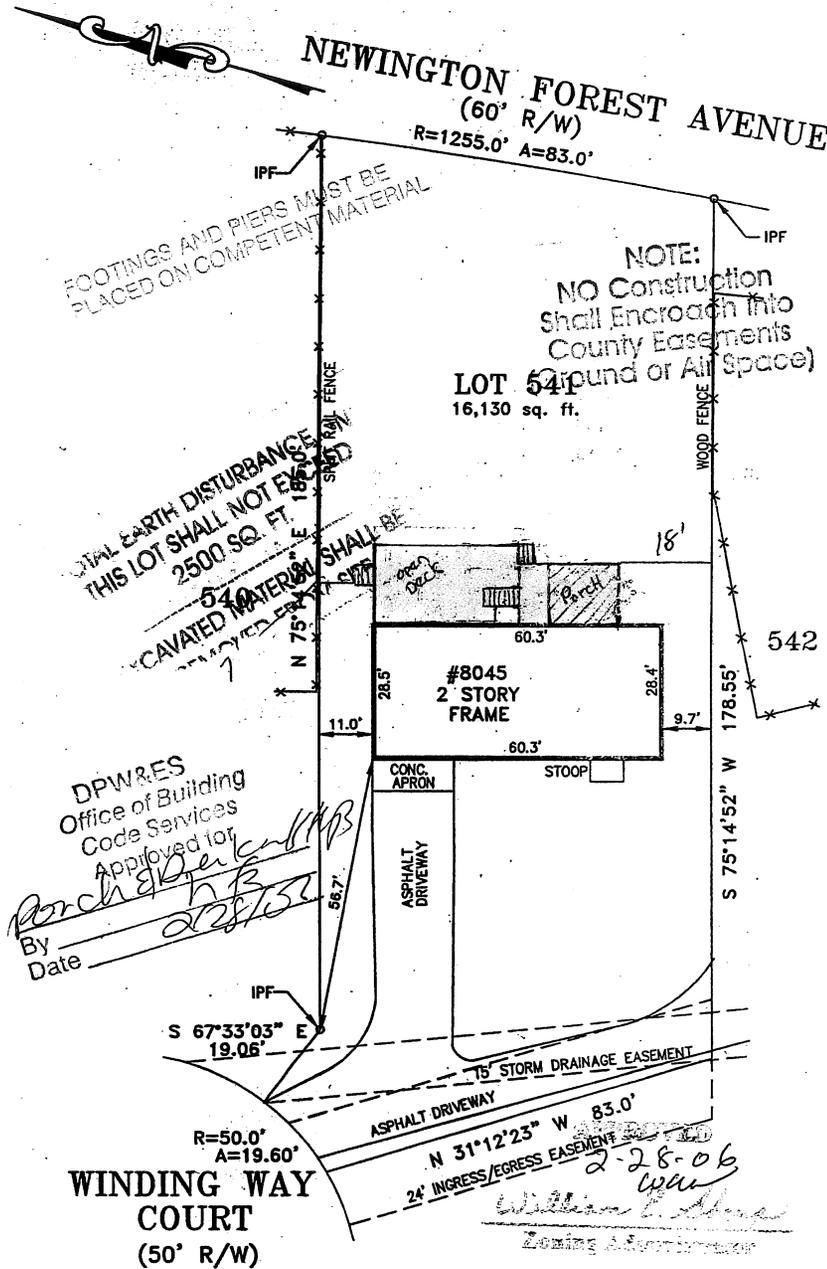
FAIRFAX COUNTY, VIRGINIA
CLIENT: SEAY

SCALE: 1"=30'
CASE NO.: 31372

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

UNIVERSAL TITLE

7611 Little River Turnpike
Suite 201 West
Annandale, VA 22003
Office: 703 354 2100
Fax: 703 658 1630



I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device & unless otherwise shown there are no encroachments.

This plat has been provided for a transaction on or about the date of this survey. This certification is limited to the parties of this transaction.

This plat is furnished for informational purposes in the issuance of title insurance and is not to be used for any design or construction or to set property corners. The fence locations shown on this plat are approximate and are not certified as to relation to the property boundaries or ownership.

The settlement agent has requested this survey pursuant to the terms of a contract of sale or in conjunction with a re-finance of the subject property at the owner's, prospective purchaser's, and/or lender's direction. The settlement agent has requested only that information required for title insurance purposes be shown and does not certify to the accuracy of any of the information shown hereon. No title report has been furnished.

This plat is subject to restrictions and easements of record. Boundary and other site information has been provided by others.

o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features. Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws. Unauthorized copies may not be in conformance with current survey requirements under Virginia State law and shall not be used for insurance and/or mortgage underwriting.

The realtor's name and company affiliation are shown for promotional purposes only. Realtors are not responsible for any of the information shown on this plat.

Century 21
New Millennium

David S. Warner, CPA, CRS, GRI
NVAR Top Producers Club
Multi Million Dollar Sales Club

5990 Kingstowne Towne Center
Alexandria, Virginia 22315
Business (703) 822-2365
Fax (703) 922-7888
E-mail c21newmmre@aol.com
Website www.come2va.com

Each Office is Independently Owned And Operated

CRS
LTD.

Surveyor:
CERTIFIED REAL ESTATE SERVICES, Ltd.
1831 WIEHLE AVENUE
SUITE 105
RESTON, VA 20190
PHONE: 703.742.9105
FAX: 703.742.9104
Email: satelitesurvey@aol.com

COPYRIGHT CERTIFIED REAL ESTATE SERVICES, Ltd.
2001-2004

COMMONWEALTH OF VIRGINIA

03/15/04
JOHN W. VEATCH
No. 000911-B

LAND SURVEYOR

**BUILDING
 PERMIT APPLICATION**

APPLICATION NO

118 1977
 Date

JOB LOCATION
 Street 285 WINDING WAY
 Building _____ Floor _____ Suite _____
 Subdivision LEWINGTON FOREST
 Tenants Name R. JAMES L. TRAINER

DO NOT WRITE IN THIS SPACE
 Permit No. _____
 Map Reference _____
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name R. JAMES L. TRAINER
 Address (Mailing) 285 WINDING WAY
 City FAIRFAX State VA Zip _____
 Telephone 703-448-1118

CONTRACTOR
 Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For ADDITION OF 2ND FLOOR
REAR BRICK STAIR ROOM ABOVE IT
11/19/77

ROUTING		Date	Approved By:
Health Review			
Site Review			
Zoning Review			
Sanitation Review			
Building Review			
Fire Review			

Model/Use _____
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:
BUILDING DESCRIPTION QUANTITY
 # Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

Use Group of Building _____
 Type of Construction _____
 Building Area _____
 Estimated Const. Cost \$6000

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class _____
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	X	=	
	X	=	
	X	=	
	X	=	

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

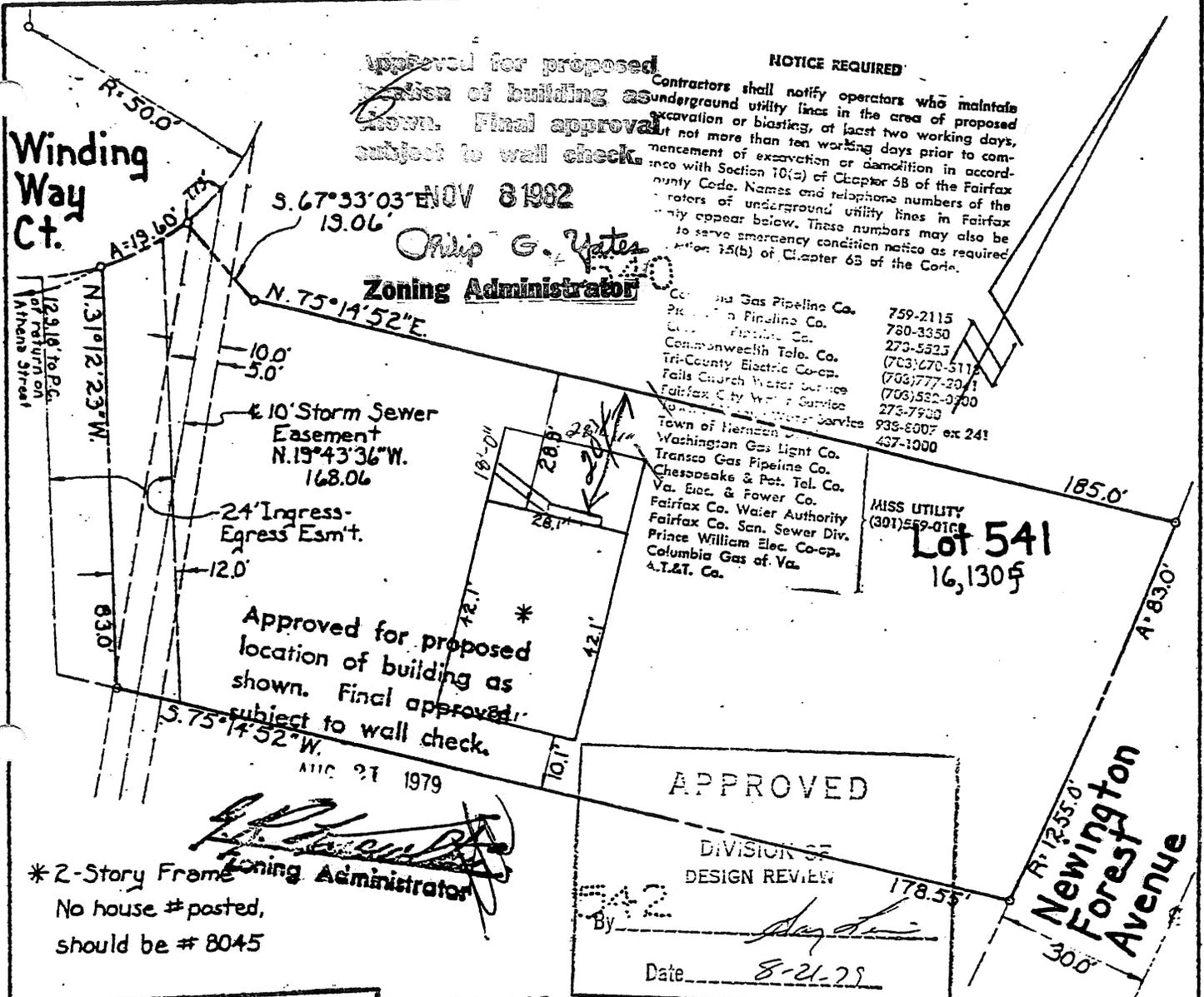
YARDS	Front	Front	Left Side	Right Side	Rear
	<u>10.1</u>	<u>10.1</u>	<u>10.1</u>	<u>10.1</u>	<u>20.0</u>

REMARKS add garage and 2nd floor study
Leewington Forest Sec 6 Lot 541

FOR COUNTY USE ONLY:

Date _____ By _____ Approved for Issuance of Building Permit	Fee _____ Filing Fee _____ Amount Due _____
---	---

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.
 Signature of Owner or Agent _____ Date _____ Notary Signature _____ Date _____



Approved for proposed location of building as shown. Final approval subject to wall check.

NOTICE REQUIRED
Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting, at least two working days, but not more than ten working days, prior to commencement of excavation or demolition in accordance with Section 10(a) of Chapter 58 of the Fairfax County Code. Names and telephone numbers of the operators of underground utility lines in Fairfax County appear below. These numbers may also be used to serve emergency condition notices as required by Section 3.5(b) of Chapter 63 of the Code.

- Commonwealth Gas Pipeline Co. 759-2115
- Piedmont Pipeline Co. 780-3350
- Commonwealth Gas Pipeline Co. 273-5523
- Commonwealth Tele. Co. (703) 670-5112
- Tri-County Electric Co-op. (703) 777-2041
- Falls Church Water Service (703) 552-0700
- Fairfax City Water Service 273-7933
- Virginia Beach Water Service 938-6007 ext 241
- Town of Herndon 437-1000
- Washington Gas Light Co.
- Transco Gas Pipeline Co.
- Chesapeake & Pot. Tel. Co. Va. Elec. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. San. Sewer Div.
- Prince William Elec. Co-op.
- Columbia Gas of Va.
- A.T.&T. Co.

NOV 8 1982
Philip G. Yates
Zoning Administrator

MISS UTILITY
(301) 559-0100
Lot 541
16,130 sq

APPROVED
DIVISION OF
DESIGN REVIEW
By [Signature]
Date 8-21-79

* 2-Story Frame
No house # posted,
should be # 8045

APPROVED

DIVISION OF
DESIGN REVIEW

By [Signature]
Date 11/18/82

PLAT
showing house location on
LOT 541
NEWINGTON FOREST

Section 6
Springfield District
Fairfax County, Virginia
Wall Check-
Final - November 1, 1978

MATTHEWS and WHEATLEY
Civil Engineering • Land Surveying • Land Planning

USAA BUILDING • 8550 ARLINGTON BOULEVARD • FAIRFAX, VIRGINIA 22031
TELEPHONE (703) 573-2300

- Notes:**
1. For easements and restrictive covenants not shown see title report.
 2. I hereby certify that this house has been located by transit and tape.

COMMONWEALTH OF VIRGINIA
THOMAS B. WHEATLEY, JR.
CERT. NO. 54-17-318-1987
[Signature]

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
98	1	04	341

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
Application for Building Permit

APPLICATION NO.	
19	8014PC542
DATE	PERMIT NO.

To: BUILD ALTER OR REPAIR ADD TO DEMOLISH MOVE

JOB LOCATION	Street: 8045 Winding Way Ct	DESCRIPTION
	Lot No. 541 Block Section	
OWNER	Subdivision: Newington Forest	For: Screened Porch ADDIT/100
	Corp. Name: _____	No. of Bldgs. _____ Est. Const. Cost \$ 3,000
ARCHITECT ENGINEER	Name: James L Strayer	No. of Units _____ No. of Stories _____
	(Reg. Agent) _____	No. of Kitchens _____ Penthouse _____
CONTRACTOR	Address: 8045 Winding Way Ct	No. of Baths _____ Ht. of Bldg. _____ ft.
	City: Springfield Va 245-02618	No. of Rooms _____ Bldg. Area _____ sq. ft.
	City: _____ State Reg. No. _____	(Exclude Kit & Bath)
	Name: _____	Basement <input type="checkbox"/> Slab <input type="checkbox"/> Crawl <input type="checkbox"/> Soil: Solid <input type="checkbox"/>
	Address: _____	Fill <input type="checkbox"/>
	City: _____	Ftg: Concrete <input type="checkbox"/> Pile <input type="checkbox"/> Caisson <input type="checkbox"/>
	County Reg. # _____ State Reg. # _____	Ext. Walls: Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/>
		Int. Walls: Plast <input type="checkbox"/> Drywall <input type="checkbox"/> Panel <input type="checkbox"/>
		Roof: Flat <input type="checkbox"/> Pitch <input type="checkbox"/> Shed <input type="checkbox"/>
		Roofing: Built-up <input type="checkbox"/> Shingle <input type="checkbox"/> Roll <input type="checkbox"/>
		Heat: Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/>
		Equipment: Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Air Cond. <input type="checkbox"/>
		Sewage: Public <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>
		Water: Public <input type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>
		NOTICE: The request for and use of personal information contained on this form is subject to the provisions of the Privacy Protection Act of 1976.
		Remarks: _____

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.

455-2618 April 15, 1980 James L Strayer
Phone No. Date Signature of Owner or Authorized Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL	Use Group of Building: K-3	Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____
	Type of Construction: F-B	@ _____ \$ _____
	Fire District: _____	@ _____ \$ _____
	Date Checked: 4/15/80 By: [Signature]	TOTAL FEE \$ 16.00

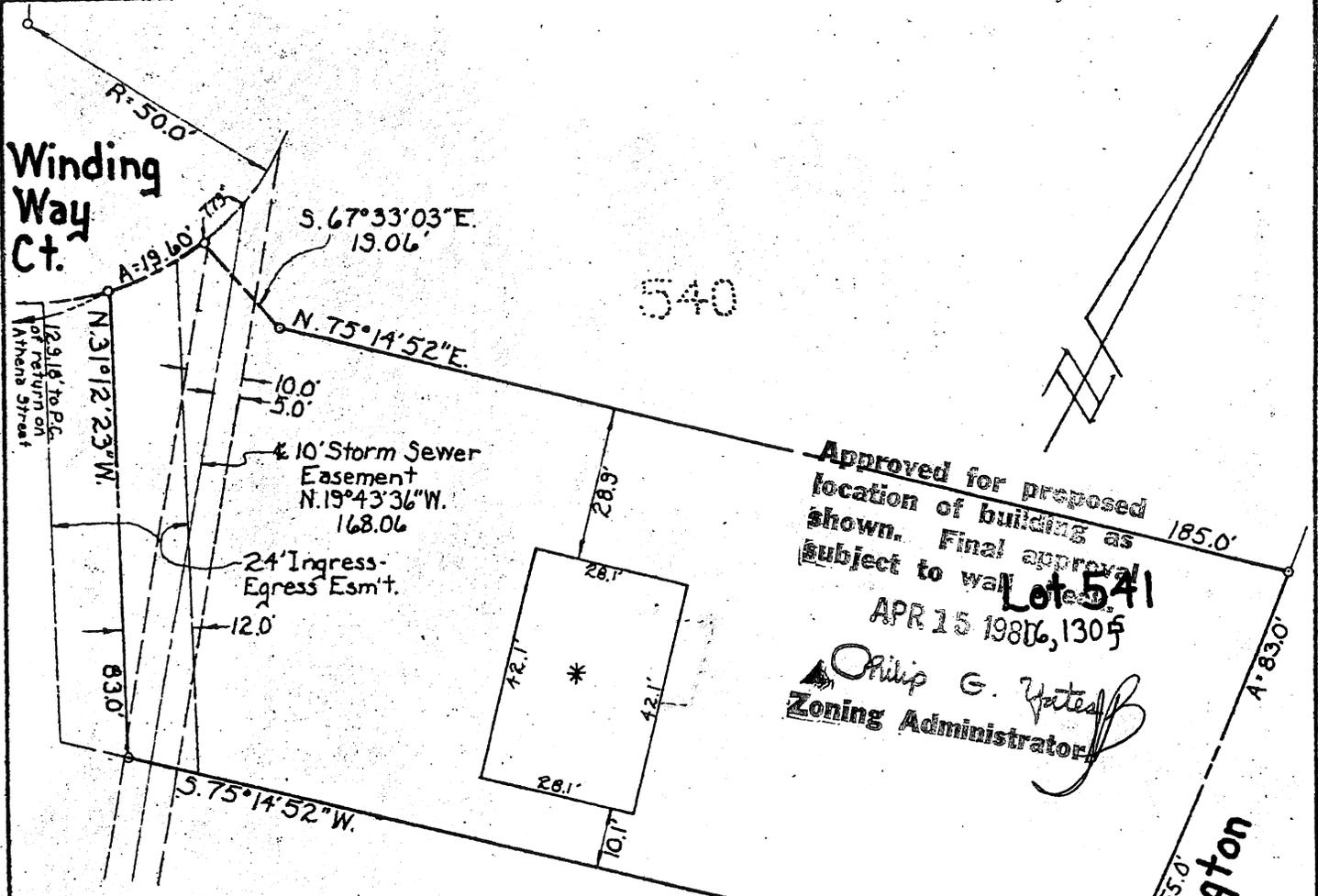
Approved by Building Official: [Signature]

ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	3	Land Office	4-15-80	[Signature]	Fire Marshal	
	Zoning Administrator	4-15-80	[Signature]	Design Review	4-15-80	[Signature]
	Public Works			Housing & License	4/15/80	[Signature]
	Health Dept.			Assessments		[Signature]

CERTIFICATION	I hereby certify to the following statement:	
	1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.	
	2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.	
	Date: 4/15/80	By: [Signature] Property Owner
	Supervisor of Assessments	By: [Signature] Authorized Agent
	Property is listed in name of: James L Strayer	
	Magisterial District: Springfield	Deed Book Reference: 4965-0099
	Supervisor: [Signature]	
	Lot No. 541 Block Section 6 Zone PVA-3	
	SITE PLAN: [Signature]	No. Families: 1
	Rt. Side: [Signature] Left Side: [Signature] Rear: [Signature]	Zoning Administrator: [Signature]

RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

Winding Way Ct.



540

Approved for proposed location of building as shown. Final approval subject to wall **Lot 541**
 APR 15 1986, 1305
 Philip G. Yates
 Zoning Administrator

* 2-Story Frame
 No house # posted, should be # 8045

542 APPROVED 178.55'
 DIVISION OF DESIGN REVIEW
 By *[Signature]*
 Date 4-15-86

PLAT
 showing house location on
LOT 541
NEWINGTON FOREST
 Section 6

Springfield District
 Fairfax County, Virginia
 Scale: 1" = 30'
 Wall Check-
 Final - November 1, 1978

- Notes:**
1. For easements and restrictive covenants not shown see title report.
 2. I hereby certify that this house has been located by transit and tape.

MATTHEWS and WHEATLEY

Civil Engineering • Land Surveying • Land Planning

USAA BUILDING • 8550 ARLINGTON BOULEVARD • FAIRFAX, VIRGINIA 22031
 TELEPHONE (703) 573-2300

COMMONWEALTH OF VIRGINIA
 THOMAS B. WHEATLEY, JR.
 CERT. NO. 54-173 (8) 1987
[Signature]

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
541			541

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
Application for Building Permit

APPLICATION NO.	790831264
DATE	19
PERMIT NO.	

To: BUILD ALTER OR REPAIR ADD TO DEMOLISH MOVE

JOB LOCATION	Street	8045 Winding Way Ct, Springfield
	Lot No.	541
	Subdivision	Newington Forest
OWNER	Corp. Name	
	Name (Reg. Agent)	James L. Strayer
	Address	8045 Winding Way Ct
	City	Springfield Va 2618
ARCHITECT ENGINEER	Name	
	Address	
	City	
CONTRACTOR	Name	James L. Strayer
	Address	
	City	
	County Reg. #	State Reg. #

DESCRIPTION	
For:	side porch/door
No. of Bldgs.	X Est. Const. Cost \$ 400.00
No. of Units	No. of Stories
No. of Kitchens	Penthouse
No. of Baths	Ht. of Bldg. ft.
No. of Rooms	Bldg. Area sq. ft.
(Exclude Kit. & Bath)	
Basement <input type="checkbox"/>	Slab <input type="checkbox"/> Craw <input type="checkbox"/>
Soil:	Solid <input type="checkbox"/> Fill <input type="checkbox"/>
Ftg: Concrete <input type="checkbox"/> Pile <input type="checkbox"/> Caisson <input type="checkbox"/>	
Ext. Walls: Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/>	
Int. Walls: Plast <input type="checkbox"/> Drywall <input type="checkbox"/> Panel <input type="checkbox"/>	
Roof: Flat <input type="checkbox"/> Pitch <input type="checkbox"/> Shed <input type="checkbox"/>	
Roofing: Built-up <input type="checkbox"/> Shingle <input type="checkbox"/> Roll <input type="checkbox"/>	
Heat: Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/>	
Equipment: Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Air Cond. <input type="checkbox"/>	
Sewage: Public <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>	
Water: Public <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>	
NOTICE: The request for and use of personal information contained on this form is subject to the provisions of the Privacy Protection Act of 1976.	
Remarks:	

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.

+ 455-2618 Aug 21, 1979 *Carin Strayer*
Phone No. Date Signature of Owner or Authorized Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

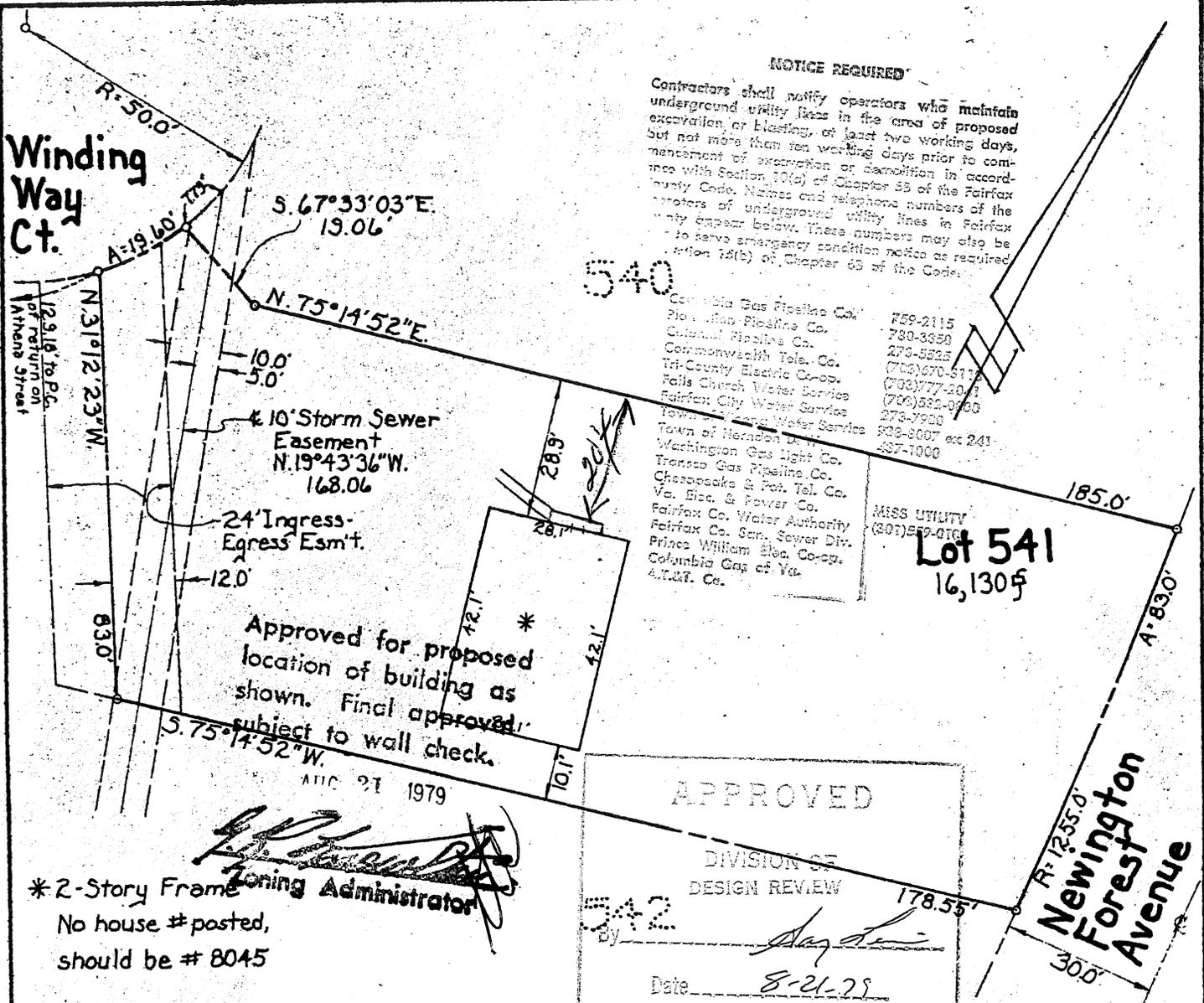
PLAN APPROVAL	Use Group of Building	A-4	Area of Bldg.	@	per Sq. Ft.	\$
	Type of Construction	7-D		@		\$
	Fire District			@		\$
	Date Checked	8/21	19	By	<i>[Signature]</i>	TOTAL FEE \$ 1620

Approved by Building Official *[Signature]*

ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	Land Office				Fire Marshal	
Zoning Administrator		8-21-79	J.B.	Design Review	8-21-79	<i>[Signature]</i>
Public Works				Housing & License	8-21-79	<i>[Signature]</i>
Health Dept.				Assessments		

CERTIFICATION	I hereby certify to the following statement:		
	1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.		
	2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.		
	Date	By	
	July 21, 1979	Carin Strayer	
	Property Owner	Authorized Agent	
Supervisor of Assessments			
Property is listed in name of	James L. Strayer		
Magisterial District	Deed Book Reference		
	1165-99		
Supervisor:	<i>[Signature]</i>		
Lot No.	Block	Section	Zone
		6	PDH-3
Use after Alteration		No. Families	
SITE PLAN <i>[Signature]</i>		<i>[Signature]</i>	
Rt. Side	Left Side	Rear	
		Zoning Administrator	

RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.



NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting, at least two working days, but not more than ten working days prior to commencement of excavation or demolition in accordance with Section 10(a) of Chapter 63 of the Fairfax County Code. Names and telephone numbers of the operators of underground utility lines in Fairfax County appear below. These numbers may also be used to serve emergency condition notices as required in Section 12(b) of Chapter 63 of the Code.

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- Potomac Pipeline Co. 780-3350
- Chesapeake Pipeline Co. 273-5825
- Commonwealth Tele. Co. (703) 570-5111
- Tri-County Electric Co.-op. (703) 777-2019
- Falls Church Water Service (703) 582-0500
- Fairfax City Water Service 273-7900
- Town of Leesburg Water Service 932-8007 ext 241
- 437-1000
- Washington Gas Light Co.
- Francis Gas Pipeline Co.
- Chesapeake & Pot. Tel. Co.
- Va. Elec. & Power Co.
- Fairfax Co. Water Authority
- Fairfax Co. San. Sewer Div.
- Prince William Elec. Co.-op.
- Columbia Gas of Va.
- A.T.&T. Co.

MISS UTILITY
(801) 579-0100

Lot 541
16,130⁵/₈

APPROVED

DIVISION OF
DESIGN REVIEW

Date 8-21-79

[Signature]
Planning Administrator

* 2-Story Frame
No house # posted,
should be # 8045

PLAT
showing house location on
LOT 541
NEWINGTON FOREST
Section 6
Springfield District
Fairfax County, Virginia
Scale: 1" = 30'
Wall Check-
Final - November 1, 1978

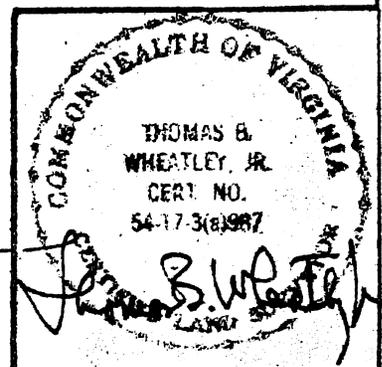
Notes :

1. For easements and restrictive covenants not shown see title report.
2. I hereby certify that this house has been located by transit and tape.

MATTHEWS and WHEATLEY

Civil Engineering • Land Surveying • Land Planning

USAA BUILDING • 8550 ARLINGTON BOULEVARD • FAIRFAX, VIRGINIA 22031
TELEPHONE (703) 573-2300



MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or lot

COUNTY OF FAIRFAX, VIRGINIA
 DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
 Application for Building Permit

APPLICATION NO.	_____
DATE	19__
PERMIT NO.	_____

To: **BUILD** **ALTER OR REPAIR** **ADD TO** **DEMOLISH** **MOVE**

JOB LOCATION	Street _____	DESCRIPTION
	Lot No. _____ Block _____ Section _____	
OWNER	Subdivision _____	For: _____
	Corp. Name _____	No. of Bldgs. _____ Est. Const. Cost \$ _____
ARCHITECT ENGINEER	Name _____	No. of Units _____ No. of Stories _____
	Address _____	No. of Kitchens _____ Penthouse _____
CONTRACTOR	City _____ Telephone Number _____	No. of Baths _____ Ht. of Bldg. _____ ft.
	Name _____	No. of Rooms _____ Bldg. Area _____ sq. ft.
Address _____		(Exclude Kit. & Bath)
City _____ State Reg. No. _____		Basement <input type="checkbox"/> Slab <input type="checkbox"/> Crawl <input type="checkbox"/> Soil: Solid <input type="checkbox"/> Fill <input type="checkbox"/>
Name _____		Ftg: Concrete <input type="checkbox"/> Pile <input type="checkbox"/> Caisson <input type="checkbox"/>
Address _____		Ext. Walls: Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/>
City _____ State Reg. No. _____		Int. Walls: Plast <input type="checkbox"/> Drywall <input type="checkbox"/> Panel <input type="checkbox"/>
Name _____		Roof: Flat <input type="checkbox"/> Pitch <input type="checkbox"/> Shed <input type="checkbox"/>
Address _____		Roofing: Built-up <input type="checkbox"/> Shingle <input type="checkbox"/> Roll <input type="checkbox"/>
City _____		Heat: Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/>
County Reg. # _____ State Reg. # _____		Equipment: Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Air Cond. <input type="checkbox"/>
		Sewage: Public <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>
		Water: Public <input type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>
		Remarks: _____

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.

Phone No. _____ Date _____ Signature of Owner or Auth. Agent _____

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL	Use Group of Building <u> 44 </u> Area of Bldg. _____ @ _____ per Sq. Ft. \$ _____
	Type of Construction <u> 10 </u> @ _____ \$ _____
	Fire District <u> out </u> @ _____ \$ _____
	Date Checked <u> 1/6 </u> 19 <u> 72 </u> By <u> [Signature] </u> TOTAL FEE \$ <u> 712 </u>

Approved by Building Inspector _____

ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	Land Office				Fire Marshal	
Zoning Administrator				Design Review		
Public Works				Housing & License		
Health Dept.				Assessments		

CERTIFICATION

I hereby certify to the following statement:

- All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
- All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date _____ 19__ By _____ Property Owner _____ Authorized Agent _____

Supervisor of Assessments
 Property is listed in name of _____
 Magisterial District _____ Deed Book Reference _____
 Supervisor: _____

ZONING

Subdivision _____ Lot No. _____ Block _____ Section _____ Zone _____
 Street Address _____
 Use of Bldg. _____ Use after Alteration _____ No. Families _____
 BZA _____ **SITE PLAN** _____
 Set Back: Front _____ Rt. Side _____ Left Side _____ Rear _____ Zoning Administrator _____

Winding Way Ct.

1954.6 to P.C.
of Return on
Athens Street

R=50.0'

A=19.60'

S. 67° 33' 03" E.
19.06'

N. 75° 14' 52" E.

N. 31° 12' 23" W.

10.0'
5.0'
10' Storm Sewer Easement
N. 19° 43' 36" W.
168.06

24' Ingress-Egress Esm't.
12.0'

83.0'

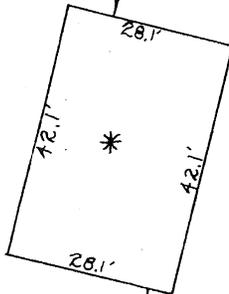
S. 75° 14' 52" W.

540

Lot 541
16,130.5

185.0'

A=83.0'



10.1'

178.55'

R=12.55.0'
Newington Forestation Avenue
300'

542

* 2-Story Frame
No house # posted,
should be # 8045

FINAL APPROVAL

showing house location on

LOT 541

NEWINGTON FOREST

Section 6

Springfield District

Fairfax County, Virginia

Scale: 1"=30'

Wall Check-

Final - November 1, 1978

Notes :

1. For easements and restrictive covenants not shown see title report.
2. I hereby certify that this house has been located by transit and tape.

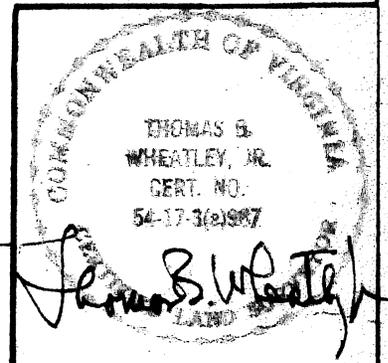
[Signature]
Zoning Administrator

MATTHEWS and WHEATLEY

Civil Engineering • Land Surveying • Land Planning

USAA BUILDING • 8550 ARLINGTON BOULEVARD • FAIRFAX, VIRGINIA 22031

TELEPHONE
(703) 573-2300



[Signature]

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF DESIGN REVIEW
RESIDENTIAL USE PERMIT

A -1568-19
CSB
5/15/79

Number 50845

8045 Street Winging Way Ct.
Lot # 541 Subdivision Newington Forest 6
Map reference 98-1 New. Ptn.

Inspected by	date
Electrical <u>DAWNES</u>	<u>12-13-78</u>
Plumbing <u>J.C.H.</u>	<u>12-18-78</u>
Mechanical <u>BROOKS</u>	<u>12-15-78</u>
Building <u>CLIFTON</u>	<u>12-20-78</u>
Fire Marshall <u>-</u>	<u>-</u>
Public Utilities <u>SHORT</u>	<u>12-29-78</u>
Approved <u>SHORT</u>	<u>12-29-78</u>

Remarks:

All streets driveways and/or parking lots providing access between this dwelling and a state maintained highway are paved except for: N/A which has a gravel surface, in accordance with Section 30-9.7.9 of the Fairfax County Code.

Other remarks: WINTER WAIVER ON GRADING OF LOT.

ATTENTION
NO TREES OR SHRUBS MAY BE PLANTED IN THE DEDICATED RIGHT-OF-WAY WITHOUT FIRST OBTAINING A PERMIT FROM FAIRFAX COUNTY. FOR FURTHER INFORMATION CALL 691-3431

WHITE - HOMEOWNER
GREEN - BUILDER
CANARY - ASSESSMENTS

PINK - ZONING
GOLDENROD - UDIS

Code of Virginia Provisions for Variances
(effective July 1, 2015)

The following are derived from the Code of Virginia, §§ 15.2-2201 and 15.2-2309(2).

From § 15.2-2201

"Variance" means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

From §15.2-2309

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.