



APPLICATION ACCEPTED: October 1, 2015
BOARD OF ZONING APPEALS: January 13, 2016
TIME: 9:00 a.m.

County of Fairfax, Virginia

January 6, 2016

STAFF REPORT

SPECIAL PERMIT SP 2015-MA-134

MASON DISTRICT

APPLICANT: David B. and Kellie E. Goldstein

OWNER: David B. and Kellie E. Goldstein

STREET ADDRESS: 6318 Lakeview Drive, Falls Church 22041

SUBDIVISION: Lake Barcroft, Section 1, Lots 99/100

TAX MAP REFERENCE: 61-3 ((14)) 99 & 100

LOT SIZE: 22,700 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit a reduction in certain side yard requirements to permit construction of a garage addition 7.5 feet from a side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2015-MA-134, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

Heath Eddy, AICP

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Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a reduction in the side yard requirement to allow construction of an addition to the existing residence. This is a request to construct a 2-car garage located on the northeastern corner of the residence, replacing the existing 1-car carport and covered walkway.



Figure 1: Subject property, Source: Pictometry 2015.

A copy of the special permit plat, entitled “Special Permit Plan – Garage Addition,” prepared by Lawrence H. Spilman III, L.S., of LS2PC Land Surveying and Civil Engineering, dated August 6, 2015 and received October 1, 2015, consisting of one sheet is provided at the front of this staff report. A copy of the applicant’s statement of justification and relevant photographs, architectural renderings and proposed floor plans, and the affidavit are provided in Appendices 1-3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 22,700-square foot subject property is located on Lakeview Drive, and is part of the first section of the Lake Barcroft development, including lake frontage. This section is located north of Columbia Pike.

The site is developed with a 4,723-square foot 1- and 2-story single family detached dwelling constructed on Lots 99 and 100 in the Lake Barcroft development. The property currently has a single car carport on the northeastern corner of the residence. The carport is a natural extension of the existing residence, connected via flat roofline and extending to approximately the same distance from the side lot line as the proposed 2-car garage. There are several trees and other vegetation separating the subject property from the neighboring lot immediately adjacent to the carport. The lot is virtually flat from the street to the carport, and only slightly upwardly sloping toward the adjacent residence.

The subject property and surrounding developable lots are zoned R-2 and developed with single family detached dwellings.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling on the subject property was constructed as a 2-story residence with carport on Lot 100 in 1953, with an addition that extended onto Lot 99 constructed in 1958. There were other minor additions approved through building permit in 2015.

This is the first special permit or variance request for the subject property. County records indicate there were 2 special permit/variance applications in the area, both on properties directly across the street from the subject property. Both requests involved a reduction in minimum required side or rear yards. Variance Application VC 87-M-116 was approved by the BZA on November 5, 1987, for an addition to the dwelling 10 feet from the side lot line at 6321 Lakeview Drive (Lot 23A). On July 14, 2009, Special Permit Application SP 2009-MA-028 was approved for a reduction of certain yard requirements to permit construction of an addition 12.6 feet and 14.5 feet from side lot lines and 12.5 and 13.1 feet from the rear lot line, for the property at 6319 Lakeview Drive (Lot 22).

DESCRIPTION OF THE APPLICATION

The applicants request special permit approval to permit a reduction in the minimum side yards to replace the existing 1-car carport with a 2-car garage as part of a larger, 2-story addition. The garage is the only part of the proposed new construction that requires special permit approval. The requested reduction is for a side yard of 7.5 feet (which includes the eave), which is a reduction of 7.5 feet or 50% from the required 15-foot side yard in the R-2 District.

The proposed garage is 608 square feet in area (22.5' x 27' in area). The existing carport

is attached to the residence with a covered walkway, and the side wall facing the side lot line is also a storage shed contained under the carport roof. The total area covered by these existing structures is approximately 463 square feet. Therefore the applicants are requesting a net increase of 145 square feet of building square footage. In addition, the applicants are proposing minor additions to the driveway totaling 94 square feet, and a 3.5-foot wide front walk from the driveway to the primary entrance, which will add another 236 square feet of impervious coverage.

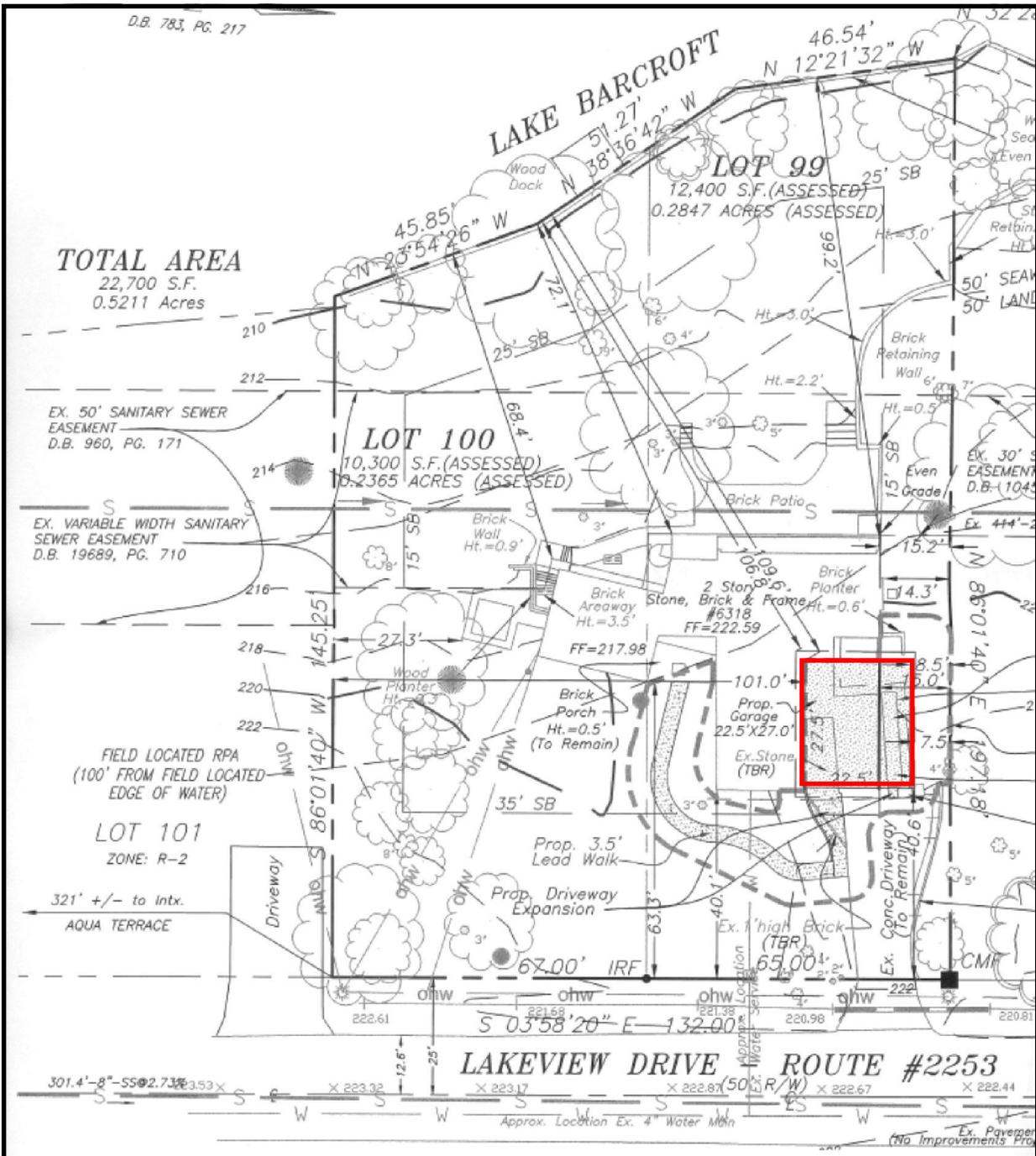


Figure 2: Special Permit Plat (partial). The proposed garage addition is outlined in red.

The addition is designed to match the modern architecture of the existing residence, and will provide what appears to be a uniform roofline from the street line. The existing carport blended with the residence but the applicants desire a more modern garage. In addition, the second story would not be able to be constructed absent the architectural reinforcement of the garage.

Staff's only concern is related to the need for a 2-car garage versus a 1-car garage that could be constructed by-right and would line up with the wall of the second story addition and comply with the minimum side yard requirement. The principal justification for the request is that the carport, with its blank wall massing, is already located at about the same distance from the side lot line. Nevertheless, staff does not believe that the applicant's proposal poses a detriment to the adjacent homes or the surrounding neighborhood. As shown in Figure 3, below, the proposed garage would not materially change the view from the adjacent property, other than being a little deeper and a bit taller (due to the desire to match the roofline with the existing residence).



Figure 3: Side of existing carport from adjacent property. Source: Applicant.

Figure 4, below, shows the architecture of the addition from the affected side yard.

area of the garage itself. As shown below, the landscaping between the subject property and the adjacent residence on Lot 98 should be sufficient to screen the addition from neighboring properties.



Figures 6 and 7: Landscaped yard shared by subject property and neighboring property to the north. Top, view from rear yard facing east. Bottom, next to existing carport. Source: Applicant.



ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
 Planning District: Baileys
 Planning Sector: Barcroft Community Planning Sector (B5)
 Plan Map: Residential

The Comprehensive Plan does not provide a specific recommendation for this area, other than recommending that any infill development be of a compatible use, type and intensity in accordance with Land Use Objectives 8 and 14 of the Policy Plan.

ZONING ORDINANCE REQUIREMENTS (Appendix 6)

The subject property is zoned R-2. The property was originally developed under the Suburban Residence district in the 1941 Zoning Ordinance, then converted to R-17 in the 1959 Zoning Ordinance. With the adoption of the 1978 Zoning Ordinance, the entire subdivision was converted to the R-2 District, which has the following lot size and bulk regulations.

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	Min. 15,000 sf.	22,700 sf. (2 lots combined)
Lot Width	Min. 100 feet	132 feet (combined)
Building Height	Max. 35 feet	28.4 feet proposed
Front Yard	Min. 35 feet	40.1 feet proposed
Side Yard	Min. 15 feet	7.5 feet proposed
Rear Yard	Min. 25 feet	68.4 feet

This special permit application is subject to the following provisions of the Zoning Ordinance and are provided as Appendix 6. Subject to the development conditions, the special permit must meet these standards.

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

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a reduction in the minimum side yard to 7.5 feet to allow construction of a 2-car garage on the northeastern corner of the residence.

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

Standards 1 & 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District allows a reduction in minimum required yards with special permit approval.
Standard 3 Adjacent Development	The neighboring lots are a combination of carports and attached garages, which means the proposal would not cause a negative impact on the use or development of neighboring properties or negatively affect value.
Standard 4 Pedestrian/ Vehicular Traffic	No increased vehicular or pedestrian traffic is expected with this application. In staff's opinion, the proposed use does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/ Screening	There are mature tree species and an extensive area of underlying screening between the proposed garage and the adjacent property to the north, which would be most impacted by the proposal. The Urban Forester recommends that appropriate measures be taken to minimize soil disturbance to prevent damage to tree roots, including providing tree protection fencing prior to beginning construction, should the special permit be approved.
Standard 6 Open Space	There is no prescribed open space requirement on individual lots in the R-2 District.
Standard 7 Utilities, Drainage, Parking, and Loading	The proposed changes would not result in any impact on the public utilities, drainage patterns, or parking in the surrounding area. DPWES reports stormwater management review is not required for this proposal.
Standard 8 Signs	No signage is proposed.

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

Standard 1 Lot Size and Bulk Regulations	The bulk regulation for the minimum required side yard is requested to be modified with the special permit application. The subject property conforms to all other lot size and bulk regulations in the R-2 District.
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	The proposed construction will not disturb more than 2,500 square feet, therefore no additional site plan requirements are required.

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

<p>Standard 1 Yard Requirements Subject to Special Permit</p>	<p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed addition would be located 7.5 feet from the side lot line. The required side yards in an R-2 district is 15 feet, resulting in a reduction of 7.5 feet, or 50.0%.</p> <p><i>B. Pipestem lots- N/A</i></p> <p><i>C. Accessory structure locations – N/A</i></p> <p><i>D. Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p>
<p>Standard 2 Not a Detached Structure in a Front Yard</p>	<p>The application does not propose a detached accessory structure.</p>
<p>Standard 3 Principal Structure that Complied with Yard Requirements When Established</p>	<p>At the time of its construction in 1953, as well as the major additions constructed in 1958 and currently permitted renovations and additions, the principle structure met all setback requirements. When the carport was originally constructed, it complied with the allowed yard extensions as provided at the time of construction.</p>
<p>Standard 4 Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The proposed garage addition totals 608 square feet in area, of which 203 square feet would extend into the minimum required side yard. As this would replace the existing covered walkway and carport, it represents a net increase of 145 square feet. The net increase in GFA is about 3.4% of the existing GFA of 4,263 square feet.</p>
<p>Standard 5 Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>N/A</p>
<p>Standard 6 Construction in Character with On-Site Development</p>	<p>The proposed garage would replace the existing carport, covered walkway, enclosed entrance, and landscaped open area between the carport and the residence. The garage is designed to replace the vertical footprint of the carport, though the requested side and front yards reflect the increases in eaves, which appear to be too short to meet the extension standards in Sect. 2-412. The garage is designed to mimic the roofline of the residence.</p>
<p>Standard 7 Construction Harmonious with Off-Site Development</p>	<p>The neighborhood consists of single family detached dwellings with both carports and garages. Most dwellings started with carports then converted to enclosed garages. Properties across the street have received approvals for similar yard reductions. This proposal is consistent with the neighborhood in terms of design.</p>

<p>Standard 8 Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>The proposed garage would be located approximately 23 feet from the neighbor’s residence to the north, which is about the same distance as the current carport overhang. Staff does not anticipate significant increases in runoff, though measures should be taken to reduce runoff through appropriate downspouting and diversion to existing stormwater facilities. DPWES staff does not require additional stormwater planning for this proposal.</p>
<p>Standard 9 Represents the Minimum Amount of Reduction Necessary</p>	<p>Staff believes this proposal represents the minimum amount of reduction necessary, and will result in an improvement more consistent with the character of the existing residence.</p> <p>Other issues of environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p>
<p>Standard 10 BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p>Standard 11 Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p>Standard 12 Architectural Elevations</p>	<p>Proposed elevation drawings are included as an attachment to the proposed development conditions in Appendix 1.</p>

CONCLUSION

Staff finds that the proposal to permit a reduction of certain yard requirements to permit construction of an addition 7.5 feet from the side lot line is in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SP 2015-MA-134 for the construction of the addition, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the

property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification, Photographs, and Architectural Renderings
3. Applicant's Affidavit
4. Applicable Building Permit Information
5. Agency Review Comments
6. Zoning Ordinance Provisions

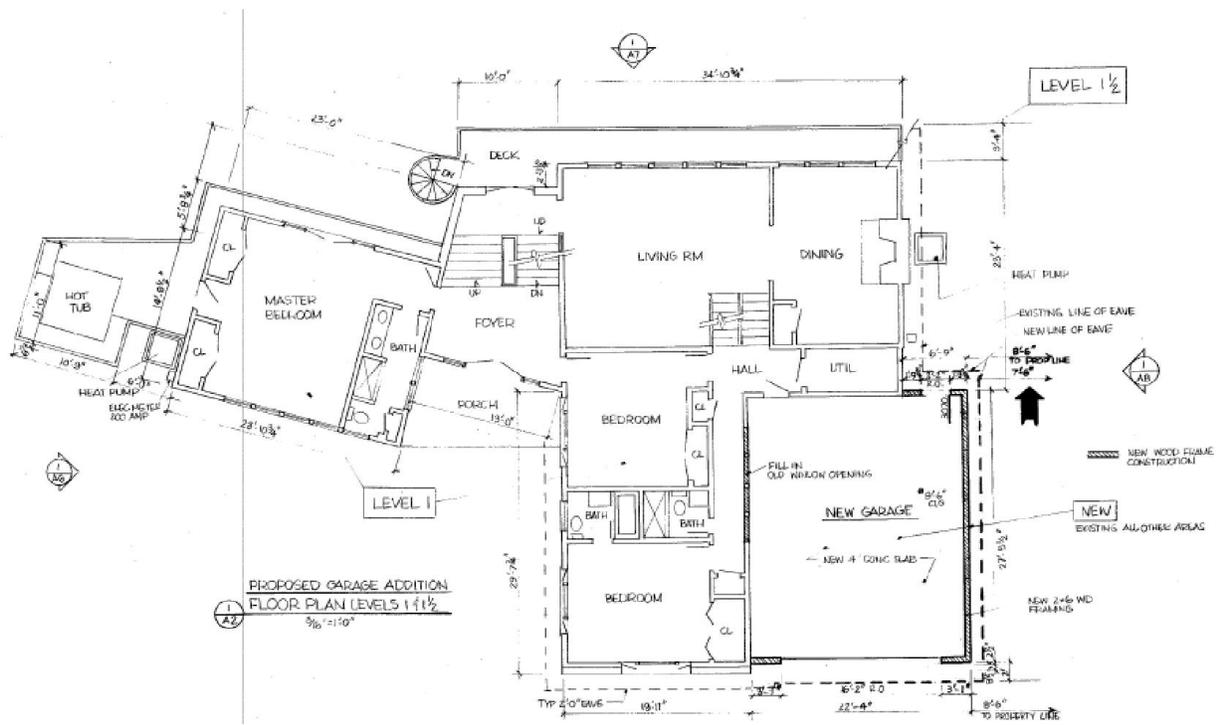
PROPOSED DEVELOPMENT CONDITIONS**SP 2015-MA-134****January 6, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-MA-134 located at Tax Map 61-3 ((14)) 99 & 100 to permit reduction of certain yard requirements pursuant to Sects. 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition as shown on the special permit plat, entitled "Special Permit Plan – Garage Addition," prepared by Lawrence H. Spilman III, L.S., of LS2PC Land Surveying and Civil Engineering, dated August 6, 2015 and received October 1, 2015, as submitted with this application and is not transferable to other land.
3. Pursuant to Par. 4 of Sect. 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 (4,723 square feet existing + 7,084 square feet (150%) = 11,807 square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additional that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the design and materials of the existing house and the rendering as shown on Attachment 1 to these conditions.
5. The applicant shall install tree protection fencing adjacent to the area of construction prior to commencing site work, and maintain tree protection fencing over the duration of construction.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

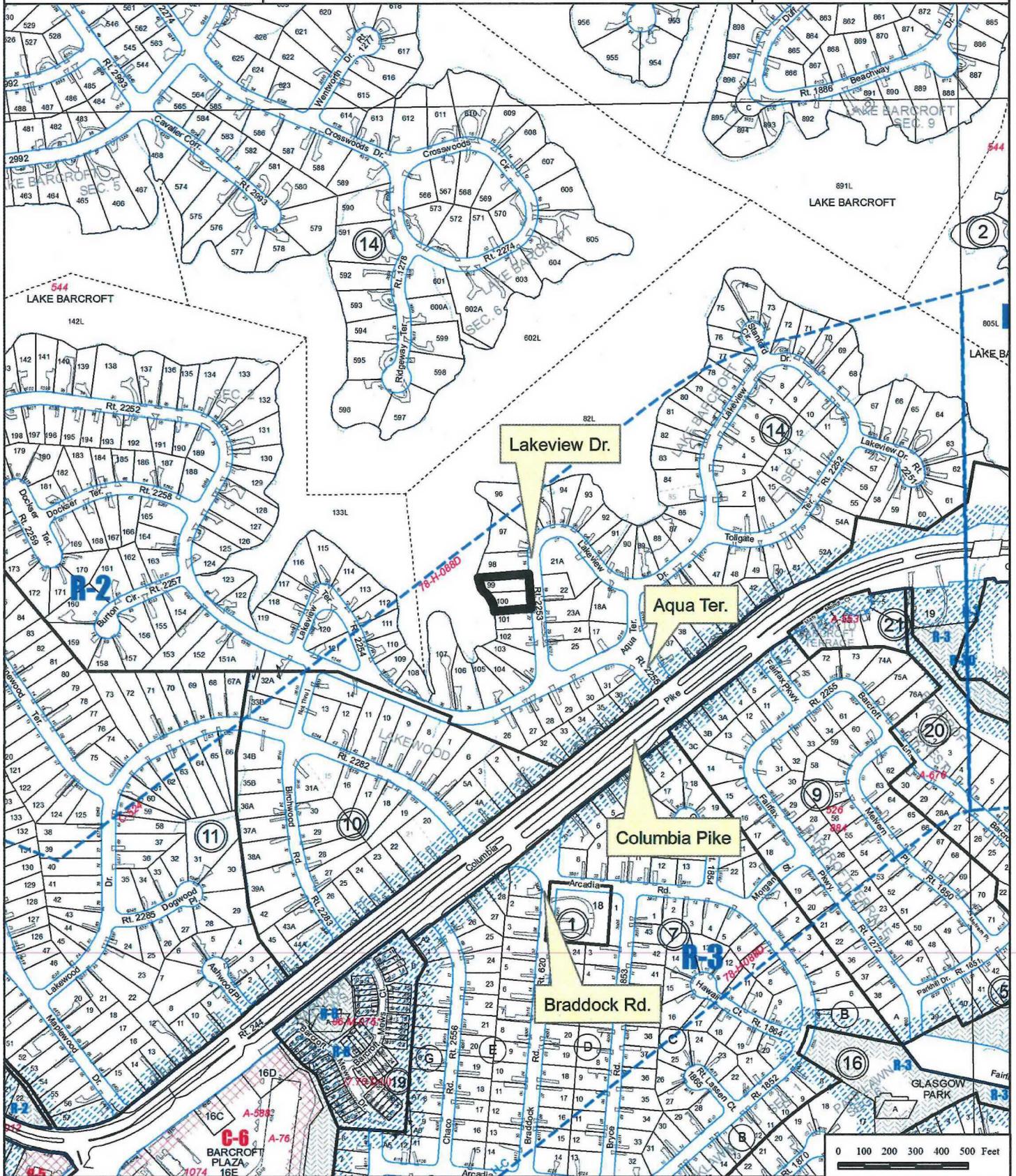
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Garage Floor Plan showing additional door facing rear



Special Permit SP 2015-MA-134 DAVID B. AND KELLIE A. GOLDSTEIN



OCT 02 2015

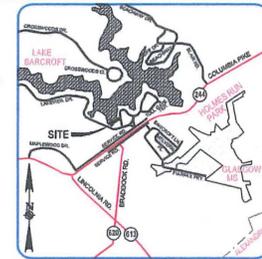
Zoning Evaluation Division

LEGEND

	DISTURBED AREA = 2,315 SF
	PROP. 3.5' LEAD WALK = 236 SF
	PROP. DRIVEWAY EXPANSION = 94 SF
	PROP. GARAGE = 608 SF
	TBR DENOTES "TO BE REMOVED"

EXISTING FEATURE LEGEND

	POWERPOLE	
	COPY WIRE	
	OVERHEAD ELECTRIC	
	OVERHEAD WIRE	
	WATER LINE	
	WATER MEIER	



LS2PC
LAND SURVEYING & CIVIL ENGINEERING
2800 GEMMA LEE STREET, SUITE 200
FALLS CHURCH, VA 22028
703-261-2828 FAX: 703-261-2826
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PLAN REVISIONS

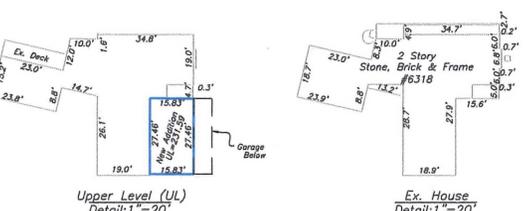
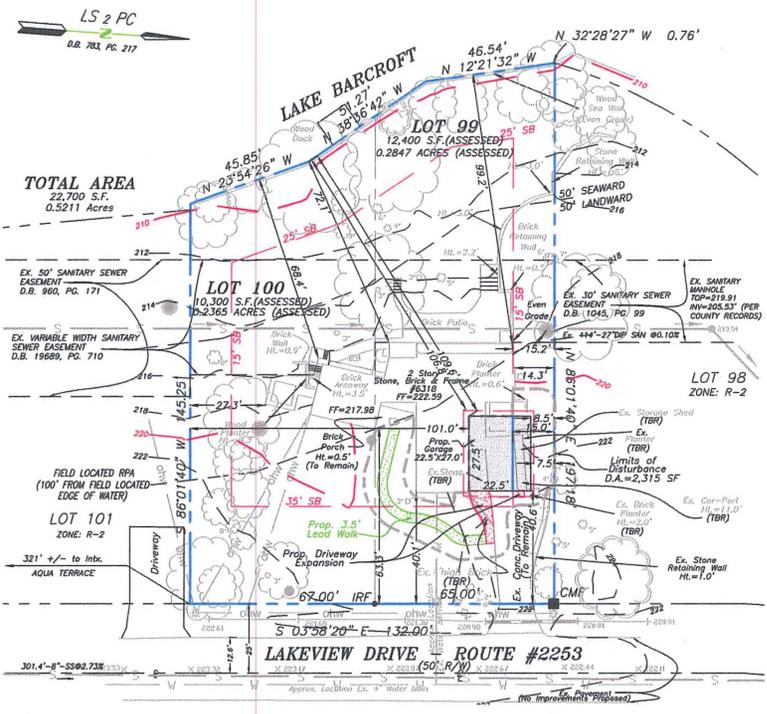
NO.	DATE	DESCRIPTION

SPECIAL PERMIT PLAN - GARAGE ADDITION
LOTS 99 AND 100
SECTION ONE
LAKE BARCROFT
DEED BOOK 763, PAGE 217
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
DATE: AUGUST, 2015
DRAWN BY: D-S
DESIGNED BY: OBY
CHECKED BY: LHS/TKP

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

SHEET 1 OF 1



- NOTES**
- CURRENT OWNER: KELLIE A. GOLDSTEIN AND DAVID B. GOLDSTEIN, DEED BOOK 53811, PAGE 1818, #6318 LAKEVIEW DR., FALLS CHURCH, VA, 22041
 - THE ADDRESS OF THIS PROPERTY IS #6318 LAKEVIEW DR.
 - THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED ON ASSESSMENT MAP #1-3-(14) AS PARCELS 99 AND 100 AND ARE ZONED R-2.
 - ZONE: R-2
USE: SINGLE-FAMILY RESIDENTIAL
BULK REGULATIONS: REQUIRED
FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 25'
 - LOT AREA: PARCEL 99 = 12,400 SQ. FT. (0.2847AC.)
PARCEL 100 = 10,300 SQ. FT. (0.2365 AC.)
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE DEEDS PLATS OF RECORD AND VERIFIED BY A CURRENT FIELD SURVEY BY THIS FIRM. BEARINGS BASED ON THE PLAT OF LAKE BARCROFT, SECTION ONE RECORDED IN D.B. 763, PG. 217
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - LS2PC FIELD LOCATED THE EDGE OF WATER OF LAKE BARCROFT ON FEBRUARY 6, 2015 TO ESTABLISH THE 100' RPA LINE.
 - THERE ARE NO TRAILS PROPOSED WITH THIS PLAN.
 - THERE ARE NO TREES TO BE REMOVED WITH THIS PLAN.
 - RESIDENTIAL USE - NO PARKING SPACES
 - EXISTING DWELLING CONSTRUCTED IN 1953, ADDITION DONE IN 1956, MINOR IMPROVEMENTS DONE IN JULY, 2015
 - THIS LOT IS SERVED BY PUBLIC WATER AND SEWER, NO WELL OR SEPTIC FIELD ON SITE.
 - RESIDENTIAL USE - NO FAP
 - THERE ARE UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE ON PROPERTY AND ARE SHOWN HEREON.
 - PROPERTY NOT IN ANY OVERLAY DISTRICT.
 - THERE ARE NO STORMWATER MANAGEMENT FACILITIES OR CONVEYANCES PROPOSED WITH THIS PROJECT.
 - TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF THERE ARE NO GRAVE SITES OR CEMETERIES ON LOTS 99 OR 100.
 - THERE IS NO FLOODPLAIN ON SITE. THE DAM IS A CONTROL STRUCTURE.
 - THERE ARE NO DISTURBED AREAS IN THE RPA.
 - THIS PROPERTY IS CLASSIFIED AS ZONE A.
 - IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 51059C 02BSE.
 - ANY HAND DRAWN FEATURES OR OTHER MODIFICATIONS SHOWN ON THIS PLAN WERE NOT AUTHORIZED BY THE LAND SURVEYOR WHOSE SIGNATURE AND SEAL APPEAR ON THIS PAGE.
 - TOPOGRAPHIC SURVEY WAS COMPILED BY LS2PC IN FEBRUARY, 2015.
 - CONTOUR INTERVAL-TWO FOOT.
 - VERTICAL INFORMATION BASED ON FAIRFAX COUNTY SANITARY SEWER M.M. #1-3-091, INVERT ELEVATION = 214.50 (NGVD 29)
 - THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. NO PROPERTY CORNERS SET.
 - THIS SITE IS LOCATED IN THE HIGHWAY CORRIDOR DISTRICT.

AREAS

Existing GFA 4,723 SF
Existing FAR: Ex. GFA 4,723 / Lot Area 22,700 = 21%
Prop. Garage Addition 608 SF / Ex. GFA 4,723 = 13%
Prop. Gross Floor Area Total: Existing GFA 4,723 + Prop. Addition 608 = 5,331 SF
Prop. Floor Area Ratio Prop. GFA 5,331 / Lot Area 22,700 = 23%

Proposed Total Height of Building: 28.4'

Statement of Justification for Reduction of Certain Yard Requirements.

Special Permit for Property Located at 6318 Lakeview Drive, Falls Church, VA 22041,

BACKGROUND: This property is located in the Lake Barcroft Subdivision which was developed in the 1950's. This property has its rear yard along the lake. When the subdivision was developed, most of the houses had carports. Since that time, a great percentage of the houses have been enlarged to meet the current day needs of the modern family and the carports have been converted to garages. The subject property consists of two lots, Lots 99 mid 100, which under die Fairfax County Zoning Ordinance is defined as one building lot since die house sits on both lots and was constructed with a valid building permit. Fifteen (15) feet is the required side yard requirement in this R-2 zoning district.

REQUEST: The proposed reduction along the lot 98 side of the property is to allow the conversion of a current one car covered oversized carport and areaway into an enclosed two car garage. This is a request for the reduction in the current side yard requirement to permit the eave of the garage to be 7.5 feet from the side lot line (15 feet required), a reduction of 50 percent, and a request to permit the wall of the garage to be located 8.5 feet from the side lot line. An eave is allowed to extend 3 feet into any side yard. However, since the garage addition will be less than 15 feet from the side lot line, a modification is required for both the eave and the wall of the garage.

There is a second floor bedroom addition under construction. In an effort to have a less massive structure on the right side of the house, the addition is terraced back and only covers a portion of the garage in order to meet the 15 foot side yard requirement. The eave for the second floor addition is 13 feet from the side lot line.

JUSTIFICATION: There is no other place on the property to construct a garage. The garage cannot be extended into the house since there is an existing hallway on the first floor that provides access to two bedrooms and a bathroom. The bathroom serves the two bedrooms and the kitchen area.

The attached drawings show the home with the garage addition as well as the overall finished concept. The new garage and bedroom addition will match the proposed building materials and finishes in harmony with the rest of the house. Windows are planned to be Jeld Wen Sitrine. The exterior walls are planned to be clad in hardipanel with reveal strips by Fry Reglet or Tamlyn. The roof will be asphalt shingle. The proposed construction will be tasteful and respectful of our neighbors. The Goldsteins envision enclosing the existing carport into a garage for the purpose of improving privacy and reducing noise, for themselves and especially for their adjacent he approves of our project.

The current front door is currently at the back of the carport and there is a clear open space to their adjacent neighbor. By closing off this section, noise is reduced from entering/exiting the door and will block their car's noise from the contiguous property. Additionally, they want to improve safety for their vehicles and for themselves as currently the open carport provides potential access and hiding places close to their current front door. Closing this section would

increase security. Enclosing the carport to a garage would be more in keeping with the changes in style and function of the homes within the Lake Barcroft Subdivision.

The Lake Barcroft Architectural Review Committee which included review by the neighbors was granted April 2, 2014. A copy is attached.

Addressing specific line items of zoning ordinance 8-922 for special permits:

5. Not applicable. This garage is part of the house, not an accessory structure.
 6. The proposed development is designed to be in proportion, scale, and flow with the existing structure and lot. The addition incorporates a stepped back upper second floor design to tie in with the planned building on the property to allow the most light to reach the neighboring property.
 7. Our design is in harmony with the driveway and structure and with surrounding homes. The trees will be preserved only vegetation against or within the area for the new addition will be removed.
 8. The proposed development will not in any way adversely impact the adjacent property and it will provide some improvements. By closing off the carport and the entranceway, the proposed development will reduce both automobile and people generated noise that is typical of a carport. Safety will be improved by removing access and potential hiding places in the carport and near the entranceway to the house. Improvements in security benefit the neighborhood as a whole. The adjacent property is at higher elevation so runoff onto the neighbor's yard and erosion will be non-existent. In addition, a slotted drain is proposed along the beginning of the driveway to divert street runoff. There are existing perforated underground drain lines that take the roof water as well as the driveway water away from the home and the adjacent home.
 9. The proposed garage will be 21'-10" wide (interior) which is adequate for two cars. The placement as described is the optimum location for the addition in order to coincide with the placement of the original driveway and carport. This location provides the most harmony with the structure and the least land disturbance while remaining outside the RPA.
- The lot has significant limitations with the existence in the rear yard of an RPA barrier and an easement along with the required front setback leaving few alternatives. For example, placement is unsuitable on the left side of front yard of the existing house, since it would impact the harmony of the house, green space and add more driveway. Then considering the least amount of land disturbance, and harmony with the house, the placement of the garage at the existing carport location is most feasible.
10. The gross floor area of the proposed garage addition at 608 square feet is well under 150 percent of the existing gross floor area of home, 13%. A minimal amount of shrubbery will be demolished for proposed addition (no trees affected) and neighbor privacy barrier remains intact.

A handwritten signature in cursive script that reads "Jane Kelsey". The signature is written in black ink and is positioned in the upper left quadrant of the page.

September 24, 2015



From street front of house on lot 99. 4-30-15



Looking from lot 101 direction toward lot 98. 5-4-15



Planter on right side of carport. 2-11-15



From open space at back of carport facing lot 98. 4-29-15



Right side: from lot 98 looking angled toward front yard. 2-11-15



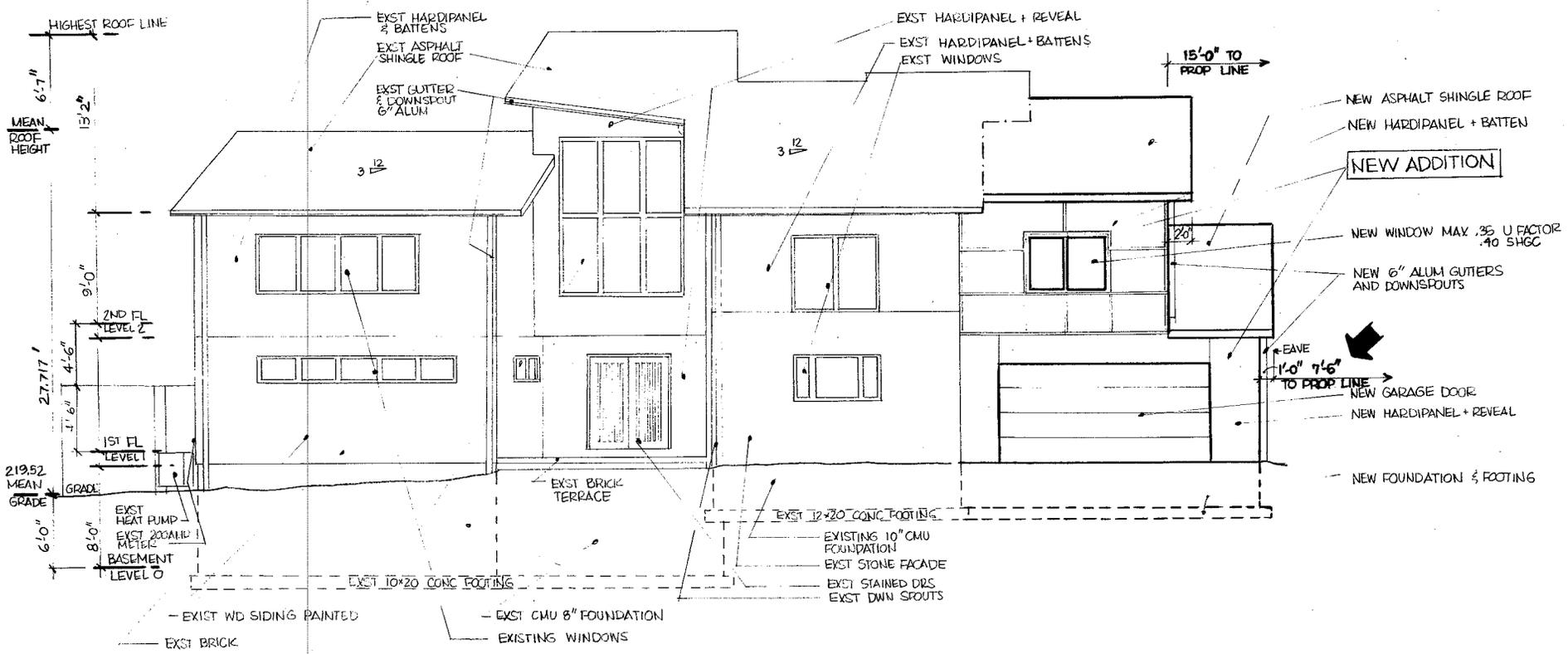
Front/right toward lot 98. 6-7-15



Front/right toward lot 22. 6-7-15



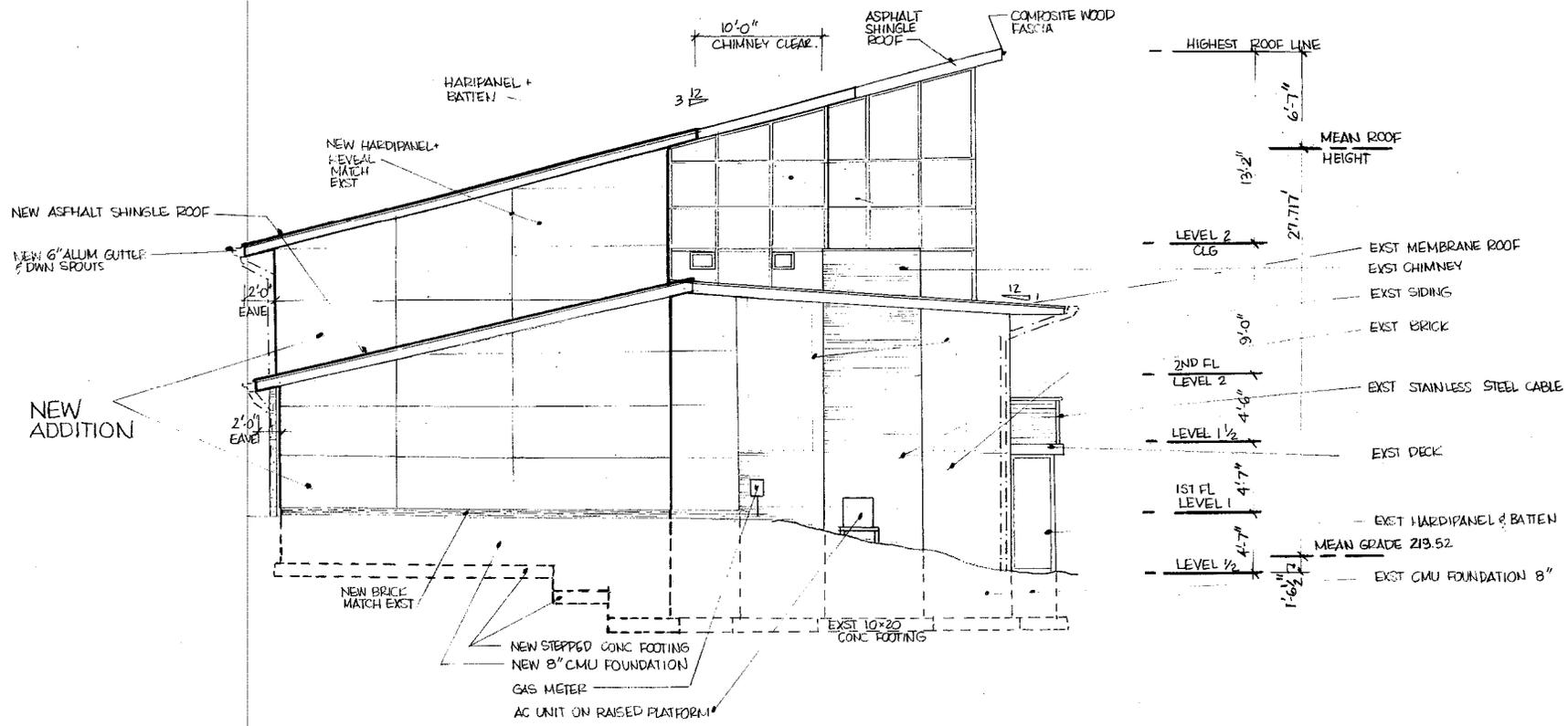
Front/left toward lot 23. 6-7-15



PROPOSED FRONT ELEVATION
 3/16" = 1'-0"

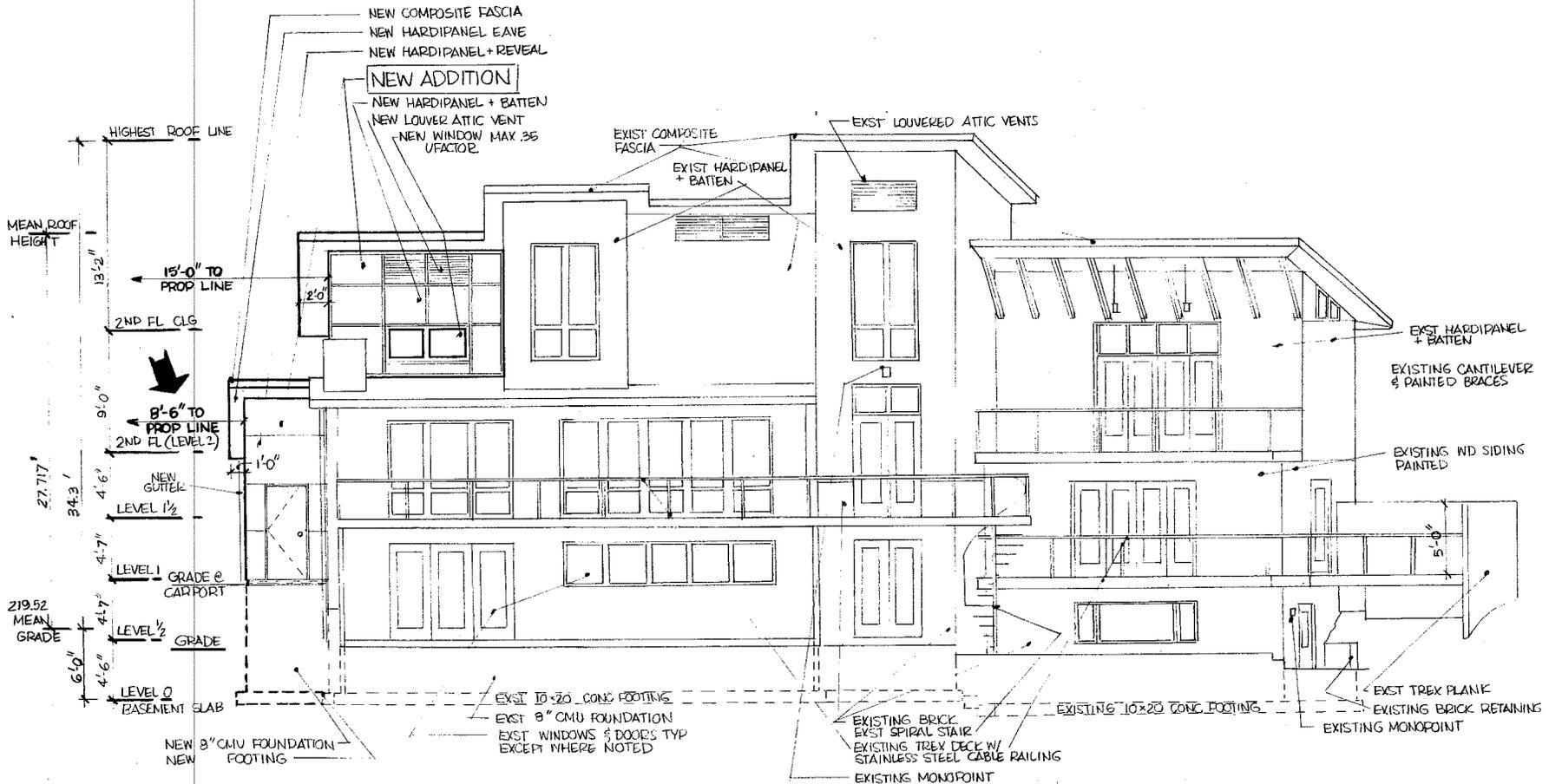
RECEIVED
 Department of Planning & Zoning
 SEP 25 2015
 Zoning Evaluation Division

ED WESELY 703 370 5406
 6318 LAKEVIEW DR
 FALLS CHURCH, VA 22041
 FEB 10 15 AS



PROPOSED
 SIDE ELEVATION (North)
 3/16" = 1'-0"

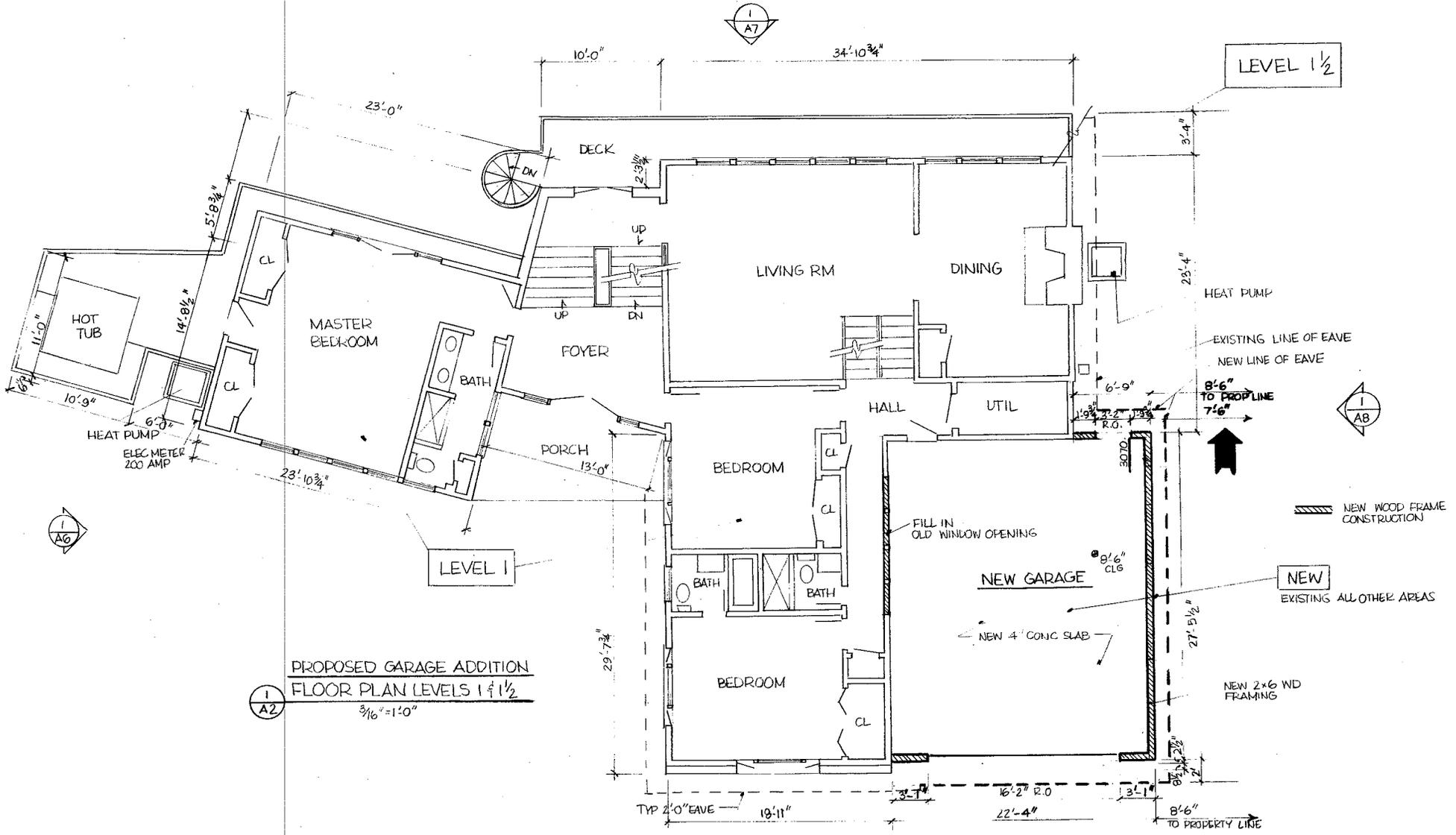
ED WESELY 703.370.5406
 6318 LAKEVIEW DR
 FALLS CHURCH VA 22041
 FEB 10 15 AB



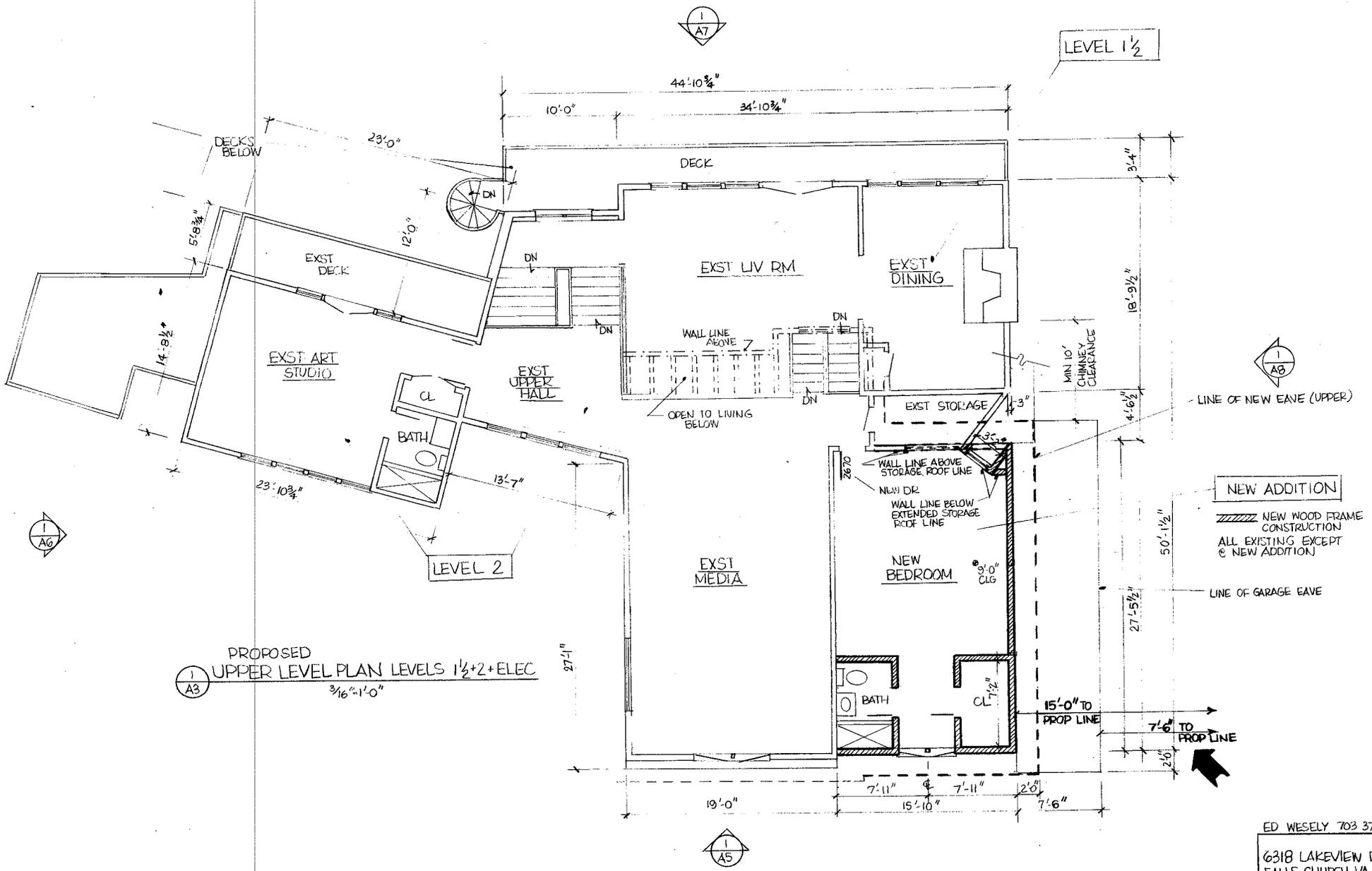
HIGHEST ROOF LINE
 MEAN ROOF HEIGHT
 13'-2"
 15'-0" TO PROP LINE
 2ND FL CLG
 9'-0"
 8'-6" TO PROP LINE
 2ND FL (LEVEL 2)
 27.717'
 34.3'
 4'-6"
 NEW GUTTER
 LEVEL 1/2
 4'-7"
 LEVEL 1 GRADE @ CARPORT
 4'-7"
 LEVEL 1/2 GRADE
 4'-6"
 LEVEL 0 BASEMENT SLAB
 6'-0"

PROPOSED
 REAR ELEVATION
 3/16" = 1'-0"

EJD WESELY 703 370 5406
 6318 LAKEVIEW DR
 FALLS CHURCH, VA 22041
 FEB 10 15 A7



ED WESELY 703.370.5406
 6318 LAKEVIEW DR
 FALLS CHURCH, VA 22041
 FEB 10 15 A2



PROPOSED
UPPER LEVEL PLAN LEVELS 1 1/2 + 2 + ELEC
3/16" = 1'-0"

NEW ADDITION
 // NEW WOOD FRAME CONSTRUCTION
 ALL EXISTING EXCEPT & NEW ADDITION

ED WESELY 703 370 5406
 6318 LAKEVIEW DR
 FALLS CHURCH, VA 22041
 FEB 10 15 A3



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: August 28, 2015

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

FROM: Jo Ellen Groves, Paralegal *JEG/ADK*
 Office of the County Attorney

SUBJECT: BZA Affidavit
 Temporary Application No.: SP 2015-0254

REF.: 131397

RECEIVED
 Department of Planning & Zoning

AUG 31 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>
David B. Goldstein and Kellie A. Goldstein	8/14/15

Attachment

131397



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

APPLICATION No: _____
(Staff will assign)

RECEIVED
Department of Planning & Zoning

AUG 14 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME David B. and Kellie A. Goldstein
	MAILING ADDRESS 6318 Lakeview Drive Falls Church, VA 22041
	PHONE HOME () n/a WORK () n/a
	PHONE MOBILE () n/a
PROPERTY INFORMATION	PROPERTY ADDRESS 6318 Lakeview Drive Falls Church, VA 22041
	TAX MAP NO. 61-3 ((14)) 99 and 100 SIZE (ACRES/SQ FT) 20,807 SF(Rec)20.941 Comp
	ZONING DISTRICT R-2 MAGISTERIAL DISTRICT Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION Sect. 8-922
	PROPOSED USE Special Permit to permit conversion of carport to garage 8.5 feet and eave 7.5 feet from side lot line.
AGENT/CONTACT INFORMATION	NAME Jane Kelsey, Jane Kelsey & Associates, Inc.
	MAILING ADDRESS 4041 Autumn Court Fairfax, VA 22030-5168
	PHONE HOME () WORK (703) 385-4687
	PHONE MOBILE (703) 623-1574
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Jane Kelsey, Jane Kelsey & Associates, Inc., Agent</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

SI 2015-6254

Date Application accepted: _____

Application Fee Paid: \$ _____

Application No.(s): SP 2015-MA-134
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 14, 2015
(enter date affidavit is notarized)

131397

I, Jane Kelsey, Jane Kelsey & Associates, Inc., 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)
David B. and Kellie A Goldstein	6318 Lakeview Drive Falls Church, VA 22041	co-owners and applicants
Jane Kelsey & Associates, Inc. Jane Kelsey, Agent Bruce Kelsey, Agent Susan Langdon, Agent	4041 Autumn Court Fairfax, VA 22030-5168 " "	Agent for Applicant Agent for Applicant Agent for Applicant
Edward John Wesely, Agent	6301 Stevenson Avenue, Suite 503 Alexandria, VA 22304	Agent for Applicant

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

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



Application No.(s): SP 2015-MA-134
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August, 14, 2015
(enter date affidavit is notarized)

131397

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)
Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030-5168

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)

Jane Kelsey

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

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

Application No.(s): SP 2015-MA-134
(county-assigned application number(s), to be entered by County Staff) Page ____ of ____

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

DATE: August 14, 2015
(enter date affidavit is notarized)

131397

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Edward John Wesely, Sole Proprietor
6301 Stevenson Avenue, Suite 503
Alexandria, VA 22304

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Edward John Wesely

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

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

Application No.(s): SP 2015-MA-134
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August, 14, 2015
(enter date affidavit is notarized)

131 397

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): SP 2015-MA-134
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August, 14, 2015
(enter date affidavit is notarized)

131397

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): SP 2015-MA-134
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August, 14, 2015
(enter date affidavit is notarized)

131397

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

Jane Kelsey, President, Jane Kelsey & Associates, Inc.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14 day of August, 2015, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 9-30-2017



Robert Wyatt Harrison
Notary Public

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF BUILDING INSPECTOR

Building Permit No. 3452

3-17-58
Inspector

APPLICATION FOR PERMIT TO BUILD OR ALTER EXISTING BUILDING

Fairfax, Va., Feb 29 1953

TO THE BUILDING INSPECTOR:

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

- 1. State how many buildings to be erected one detached - 2nd Basement + 1st floor + 1st car port.
- 2. Material brick exterior and plastered interior
- 3. Name of Owner Max M. Cheney Phone WA 2-2220
Address 2000 N. Westpark Dr. Arlington, Va.
- 4. Name of Designer Richard L. Poole Phone WA 2-8150
Address 1000 N. Westpark Dr. Arlington, Va.
- 5. Name of Contractor Richard L. Poole Phone WA 2-8150
Address 1000 N. Westpark Dr. Arlington, Va.
- 6. Location: Lot No. 47 Block 1 Section 1 Subdivision Lakehurst
Name (NO.) of Street Linton Rd.

I hereby certify that the property described above is listed in the name of John W. Thomson

Mag. Dist. Ch. E. Deed Book Reference 793-247
John W. Thomson
Supervisor of Assessments

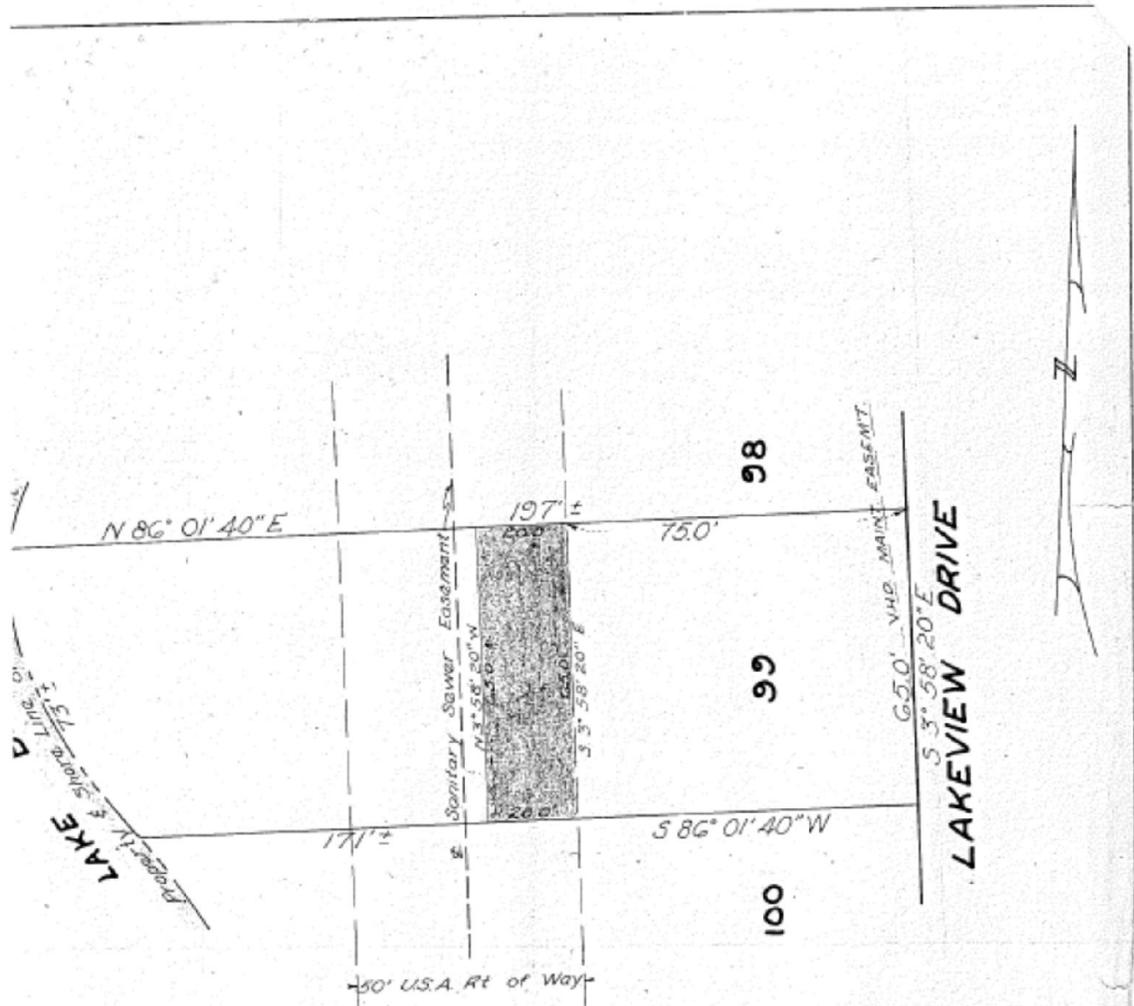
- 7. Size of building: No. of feet front 19'0"; No. feet rear 25; No. feet deep 27'0"; No. stories in height 1 1/2;
No. rooms 6; Cubic contents of bldg. 26000 cu. ft. Estimated cost 27,000
- 8. Zoning: Use of building residential; No. of families or housekeeping units 1;
No. kitchens NE; Size of lot: Width 45 ft., Depth 111-191 ft., Area 4995; Height of building (to highest point of roof) 11-6" ft. Setback from property line: Front 40 ft., Rear 30 ft., Side 5 ft.
Zone Residential Sub. RES.
- 9. Check system to be used: (a) Sewage Disposal by: Public Sewer ✓, Community System , Septic tank , Pit privy (b) Water Supply: Public System , Individual well
- 10. What will the building be erected on? (Solid or filled land) solid
Finished outside grade to cellar floor ft. First floor is ft. above curb grade.
- 11. Material of foundation Thickness and material of external walls:
Cellar or basement ; 1st story ;
2nd story ; 3rd story ;
4th story ; 5th story ;
Thickness of other walls ; 1st story ;
2nd story ; 3rd story ;
4th story ; 5th story
- 12. What will be the material of the front?
- 13. Will the roof be flat, pitch, or mansard? pitch
- 14. Roofing material
- 15. What will be the means of access to the roof?
- 16. How is the building heated?
- 17. Is the lower story to be used for business purposes of any kind?

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.

Max M. Cheney
Signature of owner or authorized agent
2000 N. Westpark Dr. Arlington, Va.
Address

Fire-proof <u> </u>	Non-fireproof <u> </u>
Total sq. ft. <u> </u>	Fee <u>2.60</u>
Pay't Order No. <u> </u>	
Date received <u>2/24/53</u>	
<u>J.S.</u> Initials	
Approved by Building Inspector	
<u>2/24/53</u>	<u>J.S.</u>
Date	

Telephone Number Date 2/24/53



PLAT
 SHOWING PORTION OF
 SANITARY SEWER EASEMENT
 THROUGH
 LOT 99 SECTION 1
LAKE BARCROFT
 TO BE VACATED
 WIRFAX COUNTY VIRGINIA
 SCALE 1"=30' JAN. 1953

*Approved by Bd. of Sup.
 and recorded
 J. J. [Signature]*

BASIL M. DELASHMUTT
 CERTIFIED LAND SURVEYOR
 ARLINGTON, VIRGINIA

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

FEB 25 1953

Date _____

Zoning Administrator

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF BUILDING INSPECTOR

Building Permit No. 22830

APPLICATION FOR PERMIT TO ALTER, REPAIR OR ADD TO EXISTING BUILDING

Fairfax, Va., June 2, 1958

TO THE BUILDING INSPECTOR:

The undersigned applies for a permit to Add to existing Building

- 1. Description of Building Brick up to first floor, front porch
- 2. Location: Lot No. 77 + 100 Block 1st Section 1 Subdivision LAKE BARCROFT
- 3. Name of Owner Mrs. & Mrs. Chaney Address 7719 Lakeview Dr. Spring Lake Barcroft Va. Phone CL 4-0333
- 4. Name of Designer Richard L. Park A.I.A. Address 308 Radix Bldg 2034 N. 14th St. Arl. Va. Phone JA 2-8140
- 5. Name of Contractor Deal & Remberts Address 1074 N. O'Leary St. Arl. Va. Phone JE 3-8040

I hereby certify that the property described above is listed in the name of: Rex M. Chaney

Mag. Dist. Manassas - 1 Deed Book Reference 783-217-1045-97
John W. Ferguson
Supervisor of Assessments H.

- 6. Zoning: Use of building Bed room No. of families or housekeeping units 7 one
- No. kitchens 2 Size of lot: Width 67 ft., Depth 143 ft., Area 9581; Height of building (to highest point of roof) 37 ft. Setback from property line: Front 47.5 ft., Rear 40 ft., Side 42.5 ft.
- Zone Light Res
- 7. Check system to be used: (a) Sewage Disposal by: Public Sewer , Community System , Septic Tank
- Pit privy (b) Water Supply: Public system , Individual well
- 8. Give Details: _____

SEE PLAN

- 9. Use of Building after Alterations: Bed room, Bath, Room + Laundry room
- 10. Estimated Cost of Improvement 11000.00

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 restriction, if any, which are imposed on the property.

Coy A. Remberts
Signature of owner or authorized agent

1074 N. O'Leary St. Arl. Va.
Address

JE 2-6010

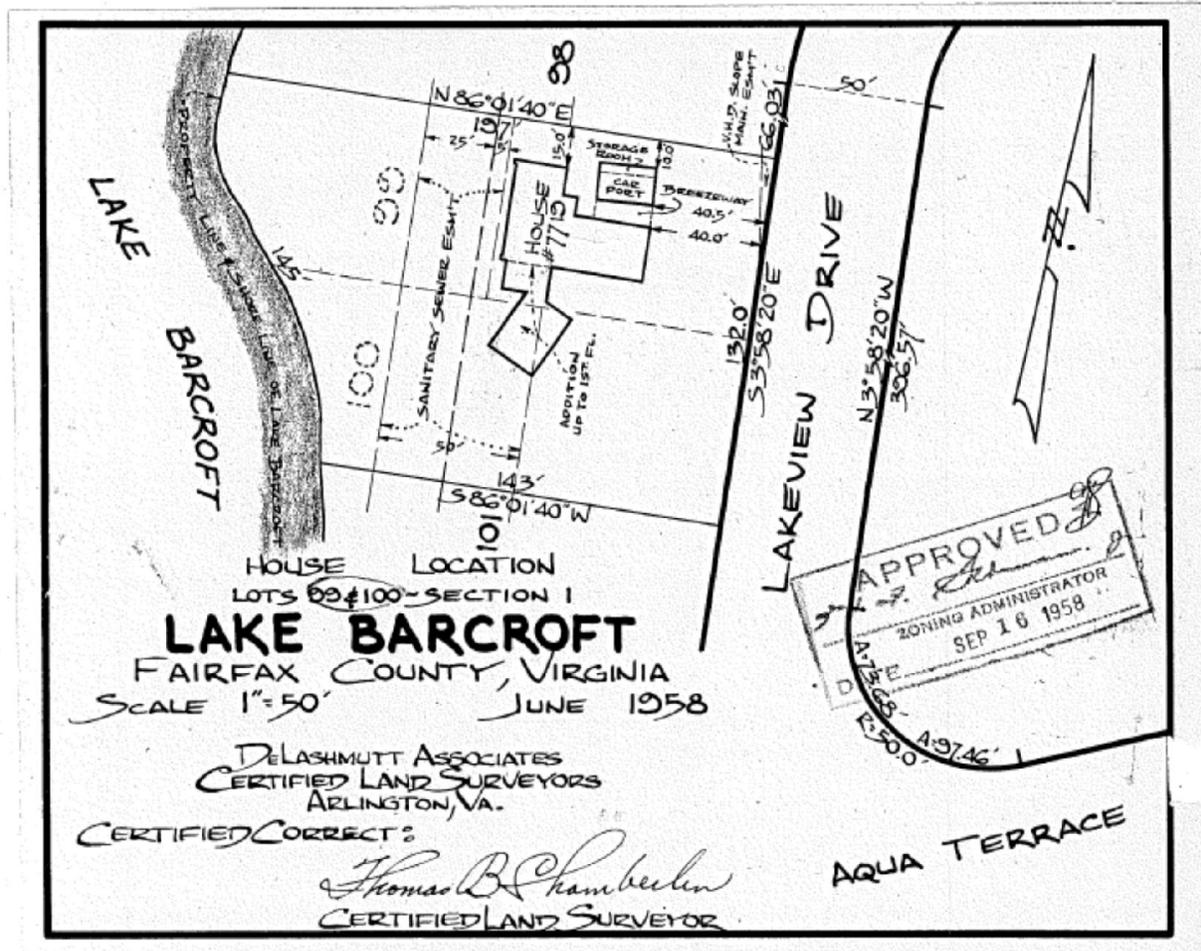
Fire-proof _____ Non-fireproof

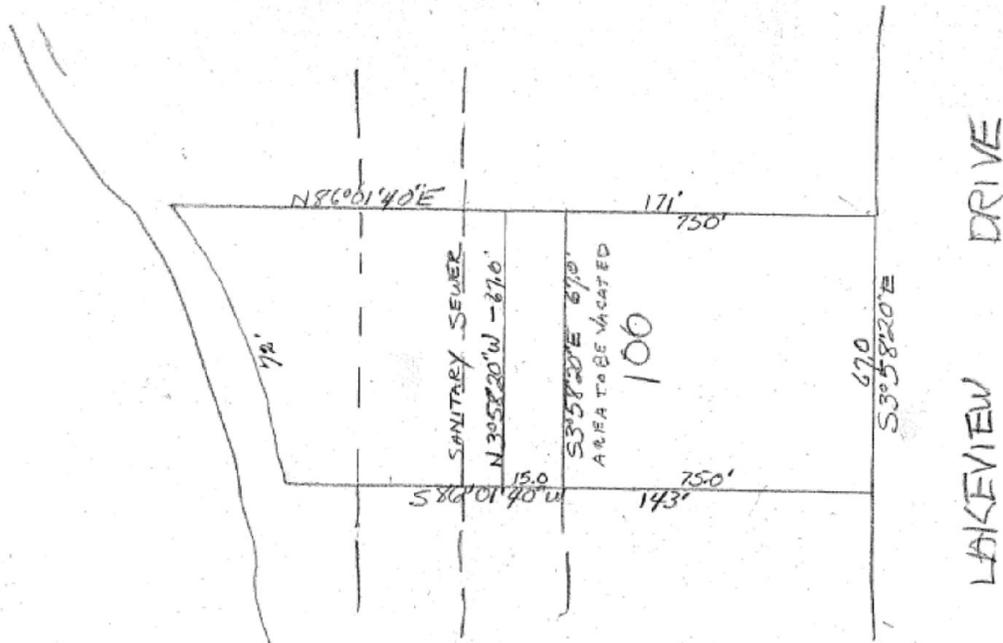
Total sq. ft. _____ Fee 1200

Approved by Building Inspector

6/2/58 Remberts & Co.
Date

Telephone No. _____ Date _____





SHOWING PORTION OF SOFT SANITARY SEWER
EASEMENT THRU LOT 100 SECTION 1
LAKE BARCROFT
TO BE VACATED

SCALE 1" = 30'

LAKEVIEW DRIVE

#11169 - 6/4/58 at 10:57

Fairfax County Government
 12055 Government Center Parkway
 Fairfax, VA 22035

**Building Permit
 Zoning Review**

This document does not reflect the final Building Permit approval. **SCANNED** 04/27/15 1:06:29PM

Bldg Permit #: **151110018**

MULTIPLE WORK PERMIT

Address: 6318 LAKEVIEW DR
 FALLS CHURCH VA 22041-1309
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0613 14 0099

Subdiv: **LAKE BARCROFT LT 99 SEC 1** 2,400.00

Owner: GOLDSTEIN KELLIE A
 6318 LAKEVIEW DR FALLS CHURCH VA 22041

Phone Day: (703) - x **Evening:** _____

Contractor:
 JOHN HALL CONSTRUCTION COMPANY
 3257 Juniper Lane
 Falls Church, Va 22044-0000
 (703) 354-3388

Type of Work: MULTI WORK

Description of Work: BUILD 18X16 DECK ON SIDE OF HOUSE NO STEPS WITH HOT TUB/BUILD 49X3 REAR DECK WITH SPIRAL STAIRS NO HOT TUB/BUILD 23X6 DECK OFF SECOND FLOOR NO STEPS NO HOT TUB/ BUILD 11X5 TWO STORY ADDITION ON CRAWL SPACE/ BUILD TWO STORY FOYER ADDIION WITH BASEMENT/ BUILD SECOND STORY BUMP UP/ WITH INTERIOR ALTERATIONS ON EVERY FLOOR

ZPRB Review:

Date	ALANGH	Status
04/27/2015	ALANGH	Approved

Zoning Detail Review TAB:

Zoning Dist.	Cluster Subdiv	Exceeds 30%	Height	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback	Parking Requirement
R-2	Y	N	27.70	Y	Y	Y	N	Y	Y

Zoning Use: SFD

Yard/Setbacks:

Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear
open deck	0.00	0.00	0.00	27.30	0.00	0.00
open deck	0.00	0.00	0.00	0.00	0.00	99.20
open deck	0.00	0.00	0.00	0.00	0.00	77.10
addition	67.80	0.00	0.00	0.00	15.00	0.00

USE GRP	CNST TYPE	BLDGAREA
R5	VB	963.00

DETAILS COMMENTS:
 addition to add master suite, open deck 18 x 16 has hot tub other open decks not to exceed 20', 11 x 5 2 story addition over crawl space to add storage room and 15 x 5 2 story foyer addition w/basement and rear addition 4 x 35 2nd story bump up per plan

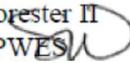


County of Fairfax, Virginia

MEMORANDUM

DATE: November 10, 2015

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

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

SUBJECT: Lake Barcroft Section 1, Lots 99-100.SP 2015-MA-0134

The Urban Forest Management Division (UFMD) has completed its review of the Application for a Special Permit, SP 2015-MA-0134 and Statement of Justification for the subject property, both date stamped as received by the Department of Planning and Zoning on September 3, 2015.

Based on this review the UFMD has no specific comments. Should the construction of the proposed addition be approved, the UFMD recommends that the applicant take reasonable steps to maximize the preservation of existing vegetation by minimizing soil disturbance to only that necessary to access and construct the addition and by providing tree protection fencing along the proposed limits of disturbance to protect trees that may be impacted by these activities.

Please contact me should you have any questions.

SW/tw

UFMDID #: 204769

cc: DPZ File



Zoning Ordinance Provisions

8-006 General Standards

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

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

8-903 Standards for All Group 9 Uses

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

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

8-922 Provisions for Reduction of Certain Yard Requirements

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

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

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

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in

- Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.
2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.
 3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
 4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.
 5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
 6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
 7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
 8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
 9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on

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

- I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.