

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MUKESH AND ANURADHA BHATIA, SP 2015-SU-127 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit provisions for the approval of modifications to the minimum yard requirements for certain R-C lots to permit an addition 10.0 ft. from a side lot line such that side yards total 26.0 ft. Located at 6622 Pelhams Trace, Centreville, 20120, on approx. 13,718 sq. ft. of land zoned R-C, WS. Sully District. Tax Map 64-1 ((5)) (5) 2. Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 6, 2016; and

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

1. The applicants are the owners of the land.
2. The property was the subject of final plat approval prior to July 26, 1982.
3. The property was comprehensively rezoned to the R-C District on July 26, or August 2, 1982.
4. Such modification in the yard shall result in a yard not less than the minimum yard requirement of the zoning district that was applicable to the lot on July 25, 1982.
5. The resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety, and welfare of the area. The present zoning is R-C and WS.
6. The area of the lot is 13,718 square feet.
7. Staff recommends approval, and the Board adopts the rationale in the staff report.
8. They have done a good job matching the existing materials.
9. It is in harmony with the existing roof line. It lines up with the side of the existing house.
10. The applicant has read, understands, and concurs with the development conditions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance Sect 8-006, General Standards for Special Permit Uses, and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following 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 titled, "House Location Survey, Lot 2, Weltman Estates Section Five" prepared by Robert A. Henegar, L.S., of Patton Harris Rust & Associates, dated February 27, 1990, showing the existing deck and trellis as approved in 2004 and the proposed 24.0' x 24.1', 2-story addition drawn by the Joe Zahala, dated August 24, 2015, received on August 26, 2015, as submitted with this application and is not transferable to other land.
3. The addition shall be compatible with the architectural design and materials of the existing residence, and consistent with the architectural renderings included with these conditions as Attachment 1.

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.

Ms. Theodore seconded the motion, which carried by a vote of 7-0.

A Copy Teste:



Lorraine A. Giovinazzo
Clerk to the Board of Zoning Appeals

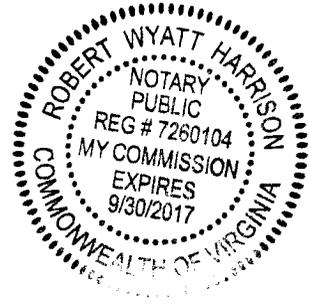
ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

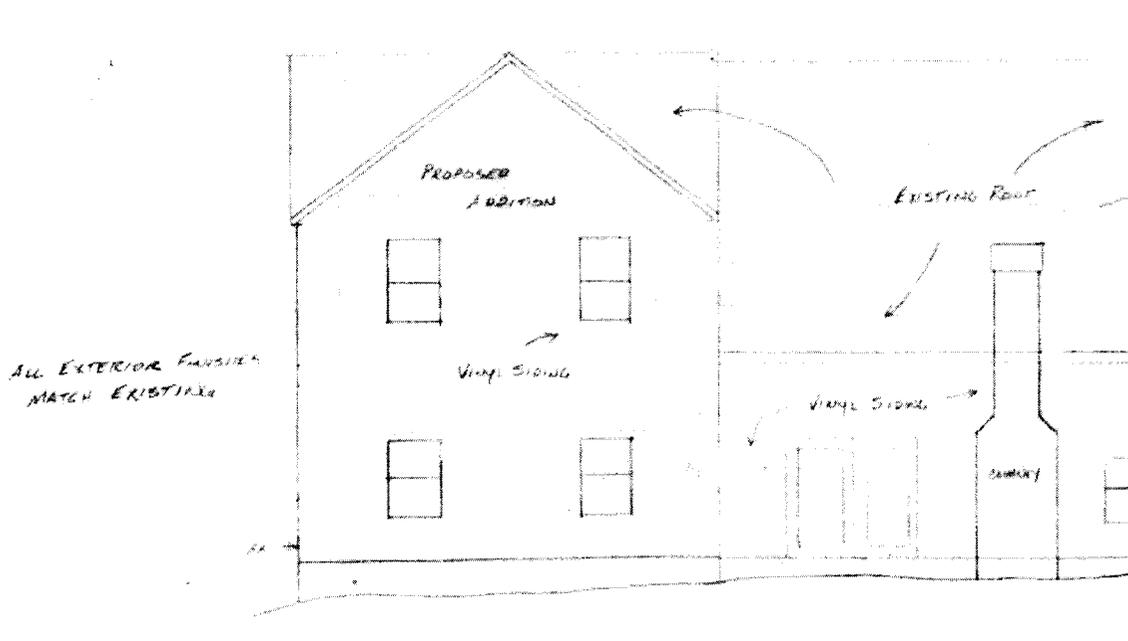
The foregoing instrument was acknowledged before me this 15 day of January, 2016.

Robert Wyatt Harrison
Notary Public

My commission expires: 9-30-2017



ATTACHMENT 1: ARCHITECTURE OF PROPOSED ADDITION



Rear Yard View (top), Side Yard View (bottom)

