



# County of Fairfax, Virginia

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January 27, 2016

## STAFF REPORT

### SPECIAL PERMIT SP 2015-LE-139

#### LEE DISTRICT

**APPLICANT:** Tanya H. and Darrell G. Mottley

**OWNER:** Tanya H. and Darrell G. Mottley

**STREET ADDRESS:** 6104 Lemon Thyme Drive, Alexandria 22310

**SUBDIVISION:** Autumn Chase Hunt, Section 2, Lot 40

**TAX MAP REFERENCE:** 91-1 ((25)) 40

**LOT SIZE:** 9,189 square feet

**ZONING DISTRICT:** PDH-4

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit a reduction in certain side yard requirements to permit an addition 18.1 feet from a rear lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2015-LE-139, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

Heath Eddy, AICP

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

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

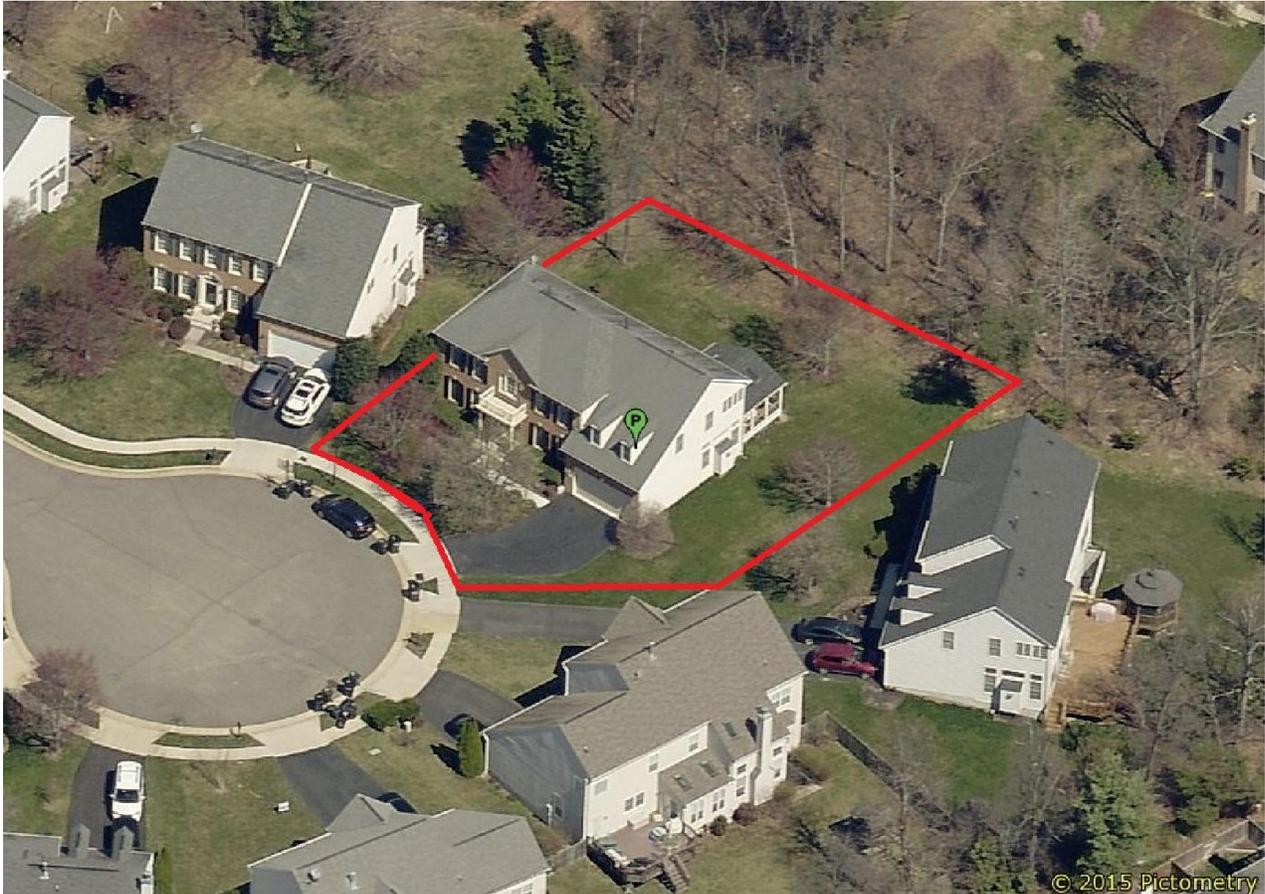
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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



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

## SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a reduction in the rear yard requirement to permit the conversion of the existing covered deck into an enclosed porch.



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

A copy of the special permit plat, entitled “Special Permit Plat, Lot 40, Section 2, Autumn Chase Hunt,” prepared by Larry N. Scartz, L.S., of Scartz Surveys, dated September 9, 2015, last revised September 24, 2015 and received September 25, 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 the affidavit are provided in Appendices 1-3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 9,189 square foot subject property is located approximate 1,000 feet east of Beulah Street and is part of the Autumn Chase Hunt planned development approved, as amended, by the Board of Supervisors on July 31, 1995 (under Rezoning Application RZ 95-L-023, which changed the zoning from R-1 to PDH-4). The development is a combination of single family detached dwellings and attached dwellings. This portion of the development consists entirely of single family detached dwellings.

The property is developed with a 3,136 square foot, 2-story residence, along with a 2-car garage integrated into the residence; a small front open porch; and a rear deck that is a combination of covered and open deck. The total square footage of the residence with all attachments is 4,031 square feet.

The primary screening is along the rear yard that separates this section of Autumn Chase Hunt from the Kingstowne townhouses located to the north and east. The subject property is similar to other properties in the development in scale and design.

## **BACKGROUND AND HISTORY**

County Records indicate that the existing single family dwelling was permitted for construction in 1997. In 2006 a rear bay window was replaced with a bump out, and the existing rear deck (covered and open) was constructed in 2011. The current proposal is to convert the covered deck into the screened porch, which will require minor changes to the existing framing to accommodate the additional screening pieces, as provided by the applicants in Appendix 2.

This is the first special permit or variance request for the subject property. County records indicate there was one other special permit/variance application in the area, Special Permit Application SP 2009-LE-112, for 6105 Lemon Thyme Drive, which is across the street from the subject property. This application was also for a reduction in the minimum rear yard to permit an addition 18 feet from the rear property line, and was approved by the BZA on March 10, 2010.

## **DESCRIPTION OF THE APPLICATION**

The applicant request special permit approval to simply change the existing covered deck by converting it to a screened porch. The existing framing of the roof and the vertical design elements of the roof will remain, only the sides of the deck will change to screening, with a double door opening toward the open deck which will remain.

The existing features are permitted to extend into the minimum required rear yard under Section 2-412 of the Zoning Ordinance. However, converting a covered deck into a screened porch changes it by definition from an extension to a residential addition. Therefore, the applicants are required to get approval of this special permit in order to proceed with the proposed conversion.

Figure 2, below, shows the existing deck, the area proposed for conversion.



**Figure 2:** The existing deck, with the covered deck proposed for conversion. Source: Applicant.

The proposal reflects no changes to the existing character of the residence, and all visual impacts to the surrounding neighbors' properties already exist.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

Plan Area: IV

Planning District: Rose Hill

Planning Sector: Lehigh Community Planning Sector (RH4)

Plan Map: Residential 3-4 dwelling units/acre

The Comprehensive Plan identifies this area as planned for residential development at 3-4 dwelling units/acre, compatible with the surrounding community.

**ZONING ORDINANCE REQUIREMENTS (Appendix 5)**

The subject property is zoned PDH-4. Under the terms of RZ 95-L-023, there were no specific yard requirements for single family detached dwellings on individual lots, and as a result all applications after the original construction apply the cluster provisions of the R-4 District, which is the most similar to the PDH-4 approval.

<b>Bulk Standards (PDH-4, using R-4 cluster provisions)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	N/A	9,189 sf.
Lot Width	N/A	54.94 feet
Building Height	Max. 35 feet	26.3 feet
Front Yard	Min. 20 feet	24.3 feet
Side Yard	8 feet min/20 feet combined	7.1 feet/29.6 feet*
Rear Yard	Min. 25 feet	18.1 feet proposed

\*Note that the existing side yard matches the approved building permit from 1997.

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 rear yard to 18.1 feet to allow conversion of the covered deck into a screened porch.

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

<b>Standards 1 &amp; 2</b> Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses at 3-4 dwelling units/acre and the property is developed with a residential use. The PDH-4 District allows a reduction in minimum required yards with special permit approval.
<b>Standard 3</b> Adjacent Development	All other adjacent lots have similar sized residences and characteristics. The applicant’s proposal would only impact one neighbor, and the change is such that any impact is negligible.
<b>Standard 4</b> Pedestrian/ Vehicular Traffic	No increased vehicular or pedestrian traffic is expected with this application. The proposed change does not conflict with existing and anticipated traffic in the neighborhood.

<b>Standard 5</b> Landscaping/ Screening	There are several trees located along the rear property line, within the Autumn Chase Hunt HOA open space area. There is also a maturing tree located adjacent to the existing covered deck. None of these trees will be impacted by this proposal.
<b>Standard 6</b> Open Space	There is no prescribed open space requirement on individual lots in the PDH-4 District.
<b>Standard 7</b> 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.
<b>Standard 8</b> Signs	No signage is proposed.

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

<b>Standard 1</b> Lot Size and Bulk Regulations	The bulk regulation for the minimum required rear yard is requested to be modified with the special permit application. The subject property conforms to all lot size and bulk regulations in the PDH-4 District as approved by the Board of Supervisors.
<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> 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)**

<b>Standard 1</b> Yard Requirements Subject to Special Permit	<p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet: The proposed addition would be located 18.1 feet from the rear lot line. The required rear yard in the PDH-4 District is 25 feet, resulting in a reduction of 6.9 feet, or 27.6%.</i></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>
<b>Standard 2</b> Not a Detached Structure in a Front Yard	The application does not propose a detached accessory structure.
<b>Standard 3</b> Principal Structure that Complied with Yard Requirements When Established	At the time of its construction in 1997, as well as all subsequent additions, the residence complied with all yard requirements.

<p><b>Standard 4</b> Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The proposed addition totals zero square feet of additional area, since it is a conversing of existing deck into a screened porch. Under this special permit, the applicant can request up to 2,015 square feet of additional gross floor area.</p>
<p><b>Standard 5</b> Accessory Structure Subordinate in Purpose, Scale, Use and Intent</p>	<p>N/A</p>
<p><b>Standard 6</b> Construction in Character with On-Site Development</p>	<p>The proposed addition would convert the existing covered deck into a screened porch, which would change very little of the existing structure, and would be consistent with the character of the existing residence.</p>
<p><b>Standard 7</b> Construction Harmonious with Off-Site Development</p>	<p>The neighborhood consists of single family detached dwellings of similar sizes and characteristics. The proposal is consistent with the existing character of the Autumn Chase Hunt neighborhood.</p>
<p><b>Standard 8</b> Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>The proposed addition would be located approximately 60 feet from the neighbor's residence to the east, the nearest point of any neighbor. Staff does not anticipate any impacts on adjacent properties.</p>
<p><b>Standard 9</b> Represents the Minimum Amount of Reduction Necessary</p>	<p>Staff believes this proposal represents the minimum amount of reduction necessary, given that the coverage of the property already exists.</p> <p>Other issues of environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements and historic resources are not applicable to this site.</p>
<p><b>Standard 10</b> BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p><b>Standard 11</b> Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p><b>Standard 12</b> Architectural Elevations</p>	<p>Since the proposal does not result in changes to the existing architectural structure of the covered deck, no elevations were required.</p>

**CONCLUSION**

Staff finds that the proposal to permit a reduction of certain yard requirements to permit construction of an addition 18.1 feet from the rear lot line is in conformance with the applicable Zoning Ordinance provisions.

**RECOMMENDATION**

Staff recommends approval of SP 2015-LE-139 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 Plans
3. Applicant's Affidavit
4. Applicable Building Permit Information
5. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2015-LE-139****January 27, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-LE-139 located at Tax Map 91-1 ((25)) 40 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 Plat, Lot 40, Section 2, Autumn Chase Hunt," prepared by Larry N. Scartz, L.S., of Scartz Surveys, dated September 9, 2015, last revised September 24, 2015 and received September 25, 2015, consisting of one sheet 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 (4,031 square feet existing + 2,015 square feet (150%) = 6,046 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 as described on Attachment 1 to these conditions.

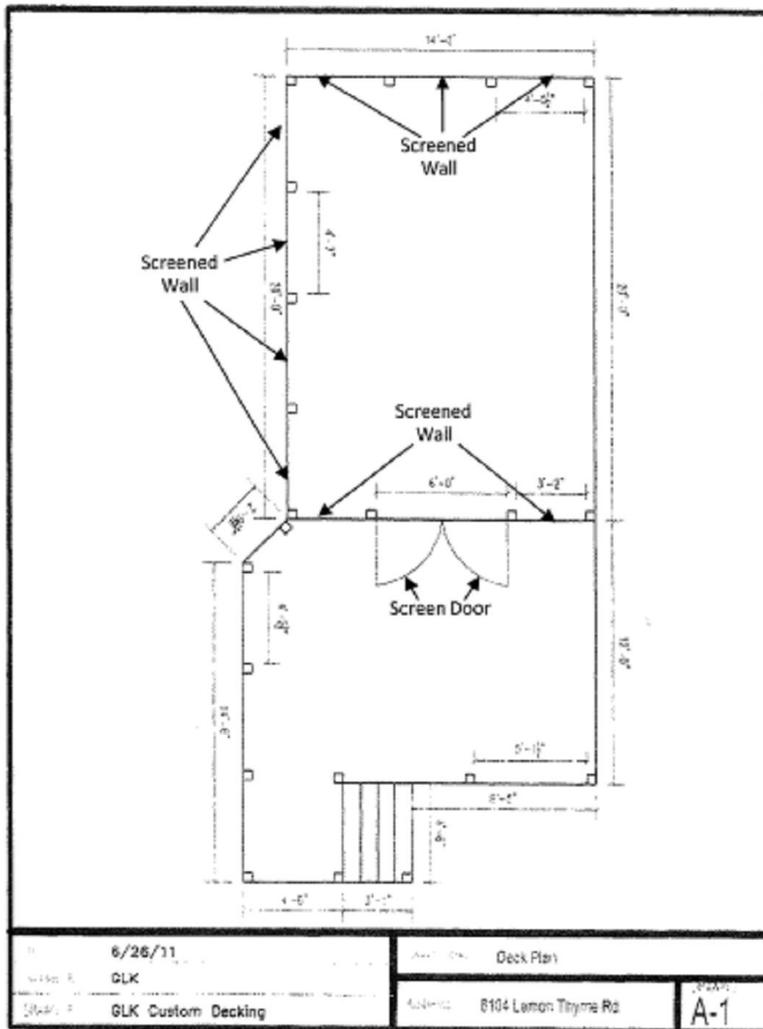
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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

**ATTACHMENT 1: Architectural Plans for Proposed Conversion**

Architectural Drawing

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



**Description of Materials**

The floor boards are made of Fiberon PVC decking material. The gable roof is made of wood, framed using rafters that attach to a load-bearing ridge beam that runs along the length of the roof. Handrails are made from a composite railing system (i.e., Trex Artisan) with white post sleeves, black decorator pickets and white horizontal rails with polyvinyl chloride (PVC) caps on top. White PVC trim is on the exterior of the existing porch and deck. A stainless steel screen is to be installed around the existing structure.



SEP 25 2015

Zoning Evaluation Division

NOTES:

- TAX MAP 091-1-25-0040
- PROPERTY SHOWN HEREON IS ZONED:  
PDH-4 (RESIDENTIAL 4 DU/AC)
- MINIMUM YARD REQUIREMENTS IN ZONE PDH-4  
FRONT: 20'  
SIDE: 8', BUT A TOTAL OF 20'  
REAR: 25'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HERE IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0295E EFFECTIVE DATE, SEPTEMBER 17, 2010.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
- THE PROPERTY IS NOT LOCATED IN A FLOODPLAIN NOR AN RPA (RESOURCE PROTECTION AREA).

8. FLOOR AREA:

EXISTING GROSS FLOOR AREA HOUSE	3,136 SQ. FT.
EXISTING GROSS FLOOR AREA GARAGE	420 SQ. FT.
EXISTING GROSS FLOOR OPEN PORCH	45 SQ. FT.
EXISTING GROSS FLOOR AREA DECK	180 SQ. FT.
EXISTING FLOOR AREA	3,781 SQ. FT.

EXISTING FLOOR AREA RATIO: 3,781 SQ. FT./9,189 SQ. FT. = 0.41

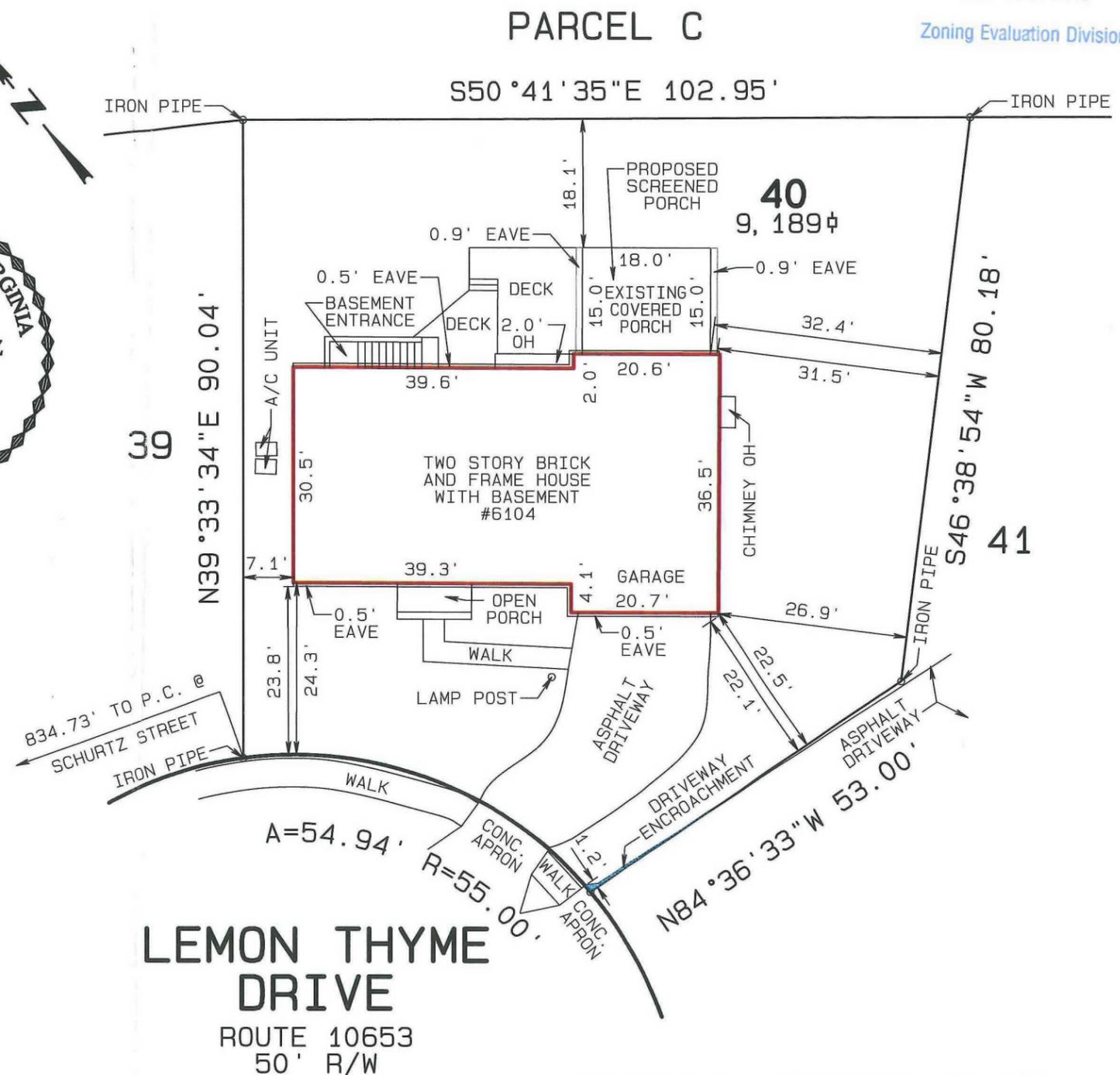
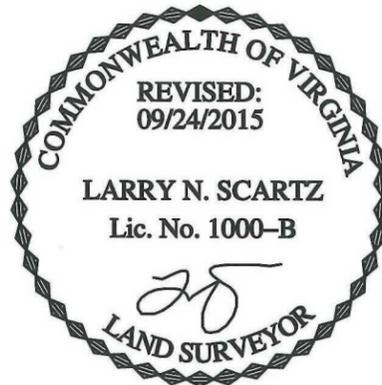
PROP. ADDITION = 270 SQ. FT./3,781 SQ. FT. = 0.07

PROP. GROSS FLOOR AREA: 3,781 SQ. FT. + 270 SQ. FT. = 4,051 SQ. FT.

PROP. FLOOR AREA RATIO: 4,051 SQ. FT./9,189 SQ. FT. = 0.44

HEIGHT TABLE

EXISTING HEIGHT OF HOUSE:	26.3'
EXISTING HEIGHT OF UPPER DECK:	3.1'
EXISTING HEIGHT OF LOWER DECK:	0.7'
EXISTING HEIGHT OF SCREENED PORCH:	15.8'



SPECIAL PERMIT PLAT

LOT 40, SECTION 2

**AUTUMN CHASE HUNT**

LEE MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'

DATE: SEPTEMBER 9, 2015

CASE NAME: MOTTLEY

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

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181  
CERTIFIED LAND SURVEYOR FAX (703) 494-3330  
WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



RECEIVED  
Department of Planning & Zoning

SEP 23 2015

Zoning Evaluation Division

## Statement of Justification

### Description of Project

We are filing this special permit to allow us to install a screen around an existing covered porch at the back of our single family home which serves as our primary residence. The goal of this project is to provide a screened environment so we can fully enjoy our covered porch and prevent incursion of insects and birds. Birds are repeatedly attempting to build their nests in the rafters and ledges under the porch roof which leaves unsanitary bird droppings on the deck furniture and other deck surfaces. Additionally, we need to prevent further damage to this structure from carpenter bees, which are drilling holes through the wooden support beams in the ceiling.

The existing house was built in 1997 and is two stories above ground with a walk-up basement. Front setback is 24 ft, left side yard setback is 7 ft, and right yard setback is 25 ft. Rear setback to the deck is 18 ft. The rear yard abuts to a treed, protected common area of over 30 ft. The existing deck and covered porch were built in 2011.

We are requesting a reduction to the rear yard setback, which is described in the included Special Permit PLAT. This addition is to screen in the existing covered porch. The existing house, garage, deck and porches are 3,781 sq. ft. and the covered addition is 270 sq. ft, or 7 % of the existing floor area.

The proposed addition will be the same size and in the same place as the existing porch, with only a floor-to-ceiling screen and screen door added to the existing structure. The porch addition encroaches 7 ft into the rear yard setback, reducing the rear yard to 18 ft from the required 25 feet.

The proposed addition is similar to other screened porches in the County as well as this residential neighborhood, and is in harmony with the surrounding structures in terms of location, height, bulk and scale. No trees are impacted by this proposed addition. The proposed addition will not adversely impact the use and/or enjoyment of any adjacent properties with regard to issues such as noise, light, air, safety, erosion and storm water runoff. Approval of a special permit will allow better living space in the house.

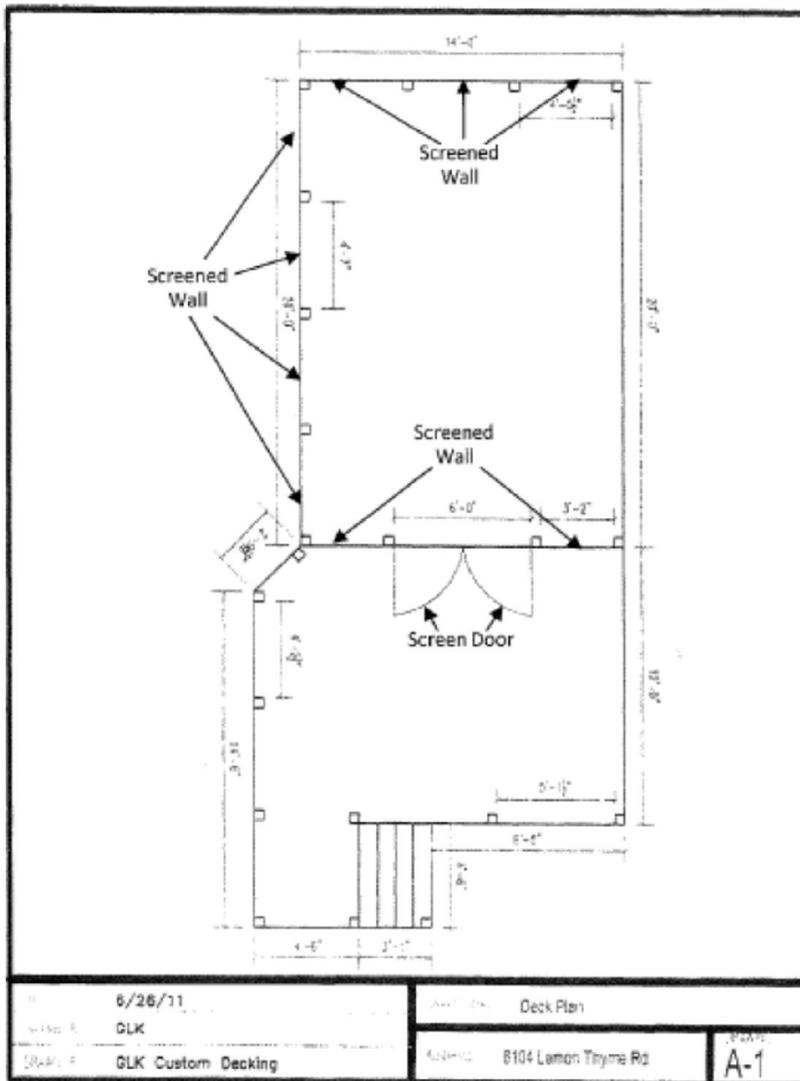
No hazardous or toxic substances, storage tanks or containers are located at this property and are not proposed by this permit application.

The following special permit justification questions do not apply to this request since this is a single family home:

- Type of operation(s).
- Hours of operation.
- Estimate number of patrons/clients/patients/pupils/etc.
- Proposed number of employees/attendants/teachers/etc.
- Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.
- Vicinity or general area to be served by the use.

Architectural Drawing

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



Description of Materials

The floor boards are made of Fiberon PVC decking material. The gable roof is made of wood, framed using rafters that attach to a load-bearing ridge beam that runs along the length of the roof. Handrails are made from a composite railing system (i.e., Trex Artisan) with white post sleeves, black decorator pickets and white horizontal rails with polyvinyl chloride (PVC) caps on top. White PVC trim is on the exterior of the existing porch and deck. A stainless steel screen is to be installed around the existing structure.

**Selected Photographs of the Property and Adjacent Impact**



**Front view of subject property**



**View of front from side yard.**



View from side yard toward existing covered deck.



Closer view of covered deck from side yard.



The current covered deck, to be enclosed as proposed.



View of covered deck from rear yard.



Another view of full decking from rear yard.



Still another view from east side of rear yard.



**View showing relative location of adjacent residence from front.**



**Alternate view showing very edge of adjacent residence from rear.**



# 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:** October 14, 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. SP 2015-0305

**REF.:** 131839

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

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

Name of Applicant

Affidavit Date of Oath

Tanya H. Mottley & Darrell G. Mottley

10/13/15

Attachment

131839



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: SP 2015-LE-139  
(Staff will assign)

RECEIVED  
Department of Planning & Zoning

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL PERMIT**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Tanya H. Mottley and Darrell G. Mottley
	<b>MAILING ADDRESS</b> 6104 Lemon Thyme Drive Alexandria, VA 22310
	<b>PHONE HOME</b> (703 ) 971-6001 <b>WORK</b> (202 ) 564-3152
	<b>PHONE MOBILE</b> (703 ) 969-6018
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 6104 Lemon Thyme Drive Alexandria, VA 22310
	<b>TAX MAP NO.</b> 0911 25 0040 <b>SIZE (ACRES/SQ FT)</b> 9,189
	<b>ZONING DISTRICT</b> PDH <b>MAGISTERIAL DISTRICT</b> Lee
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>
<b>SPECIAL PERMIT REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 8-922
	<b>PROPOSED USE</b> Screen in existing covered porch.
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b>
	<b>MAILING ADDRESS</b>
	<b>PHONE HOME</b> ( ) <b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( )
<b>MAILING</b>	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Tanya H. Mottley Darrell G. Mottley</p> <p><b>TYPE/PRINT NAME OF APPLICANT/AGENT</b></p>	
<p><i>Tanya H. Mottley</i> <i>Darrell G. Mottley</i></p> <p><b>SIGNATURE OF APPLICANT/AGENT</b></p>	

DO NOT WRITE IN THIS SPACE

SP 2015-0305

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

Application No.(s): SP 2015-LE-139  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: October 13, 2015  
(enter date affidavit is notarized)

131839

I, Tanya Hodge Mottley, 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:

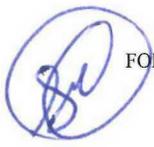
1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL 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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Tanya H. Mottley Darrell G. Mottley	6104 Lemon Thyme Drive, Alexandria, VA 22310	Applicants/ Title Owners

(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-LE-139  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: October 13, 2015  
(enter date affidavit is notarized)

131839

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)  
N/A

**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)

N/A

(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-LE-139  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: October 13, 2015  
(enter date affidavit is notarized)

131839

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**)

N/A

(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-LE-139  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: October 13, 2015  
(enter date affidavit is notarized)

131839

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-LE-139  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: October 13, 2015  
(enter date affidavit is notarized)

131839

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:

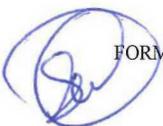
(check one) Tanya H. Mottley  
 Applicant [ ] Applicant's Authorized Agent

Tanya H. Mottley, Applicant/ Title Owner  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of October 20 15, in the State/Comm. of VA, County/City of Fairfax.

Caryl A. Pereyra-Michael  
Notary Public

My commission expires: 01-31-2016



Caryl A. Pereyra-Michael  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7192287  
My Commission Expires  
January 31, 2016

**BUILDING PERMIT APPLICATION**

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 FAIRFAX COUNTY, VIRGINIA  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504  
 (703) 222-0801

PERMIT # 97217B/1050

FOR INSPECTIONS CALL: (703) 222-0455

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

**JOB LOCATION:**  
 ADDRESS 6104 Lemon Thyme Dr  
 LOT # 40 BUILDING 1  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Autumn Chase Hunt  
 TENANT'S NAME See 2

**OWNER INFORMATION:** OWNER  TENANT   
 NAME NVR Homes Inc.  
 ADDRESS 2722 Merrilee Dr  
 CITY Fx STATE VA ZIP 22030  
 TELEPHONE 703-641-0700

**CONTRACTOR INFORMATION:**  
 CHECK IF SAME AS OWNER   
 COMPANY NAME Same  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 LOCAL CONTRACTOR LICENSE # \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # 02215919  
 COUNTY BUSINESS ACCOUNT # 00 4107  
 APPLICANT BO Brown

**DESCRIPTION OF WORK**  
SFD  
 HOUSE TYPE Potomac III  
 ESTIMATED COST OF CONSTRUCTION 150,000  
 BLDG AREA (SQ FT OF FOOTPRINT) \_\_\_\_\_  
 USE GROUP OF BUILDING R4  
 TYPE OF CONSTRUCTION SB

SEWER SERVICE: PUBLIC  SEPTIC  OTHER   
 WATER SERVICE: PUBLIC  WELL  OTHER   
 OTHER PLEASE SPECIFY \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT:**  
 (Residential Construction Only)  
 NAME: \_\_\_\_\_ MECHANICS LIEN AGENT  
Benjamin C. Win, Jr., Esquire  
 ADDRESS: 12701 Fair Lakes Cir, Suite 930  
Fairfax, VA 22033  
703-968-9350

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

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

# KITCHENS	<u>1</u>	EXTER. WALLS	<u>AL</u>
# BATHS	<u>3</u>	INTER. WALLS	<u>DW</u>
# HALF BATHS	<u>1</u>	ROOF MATERIAL	<u>OT</u>
# BEDROOMS	<u>4</u>	FLOOR MATERIAL	<u>CP</u>
# OF ROOMS	<u>8</u>	FIN. BASEMENT	<u>100 %</u>
# STORIES	<u>2</u>	HEATING FUEL	<u>EE</u>
BUILDING HEIGHT	<u>32</u>	HEATING SYSTEM	<u>HP</u>
BUILDING AREA	_____	# FIREPLACES	<u>1</u>
BASEMENT	<u>BF</u>		

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN #	_____	
TAX MAP #	_____	
ROUTING	DATE	APPROVED BY:
ZONING		
SITE PERMITS		
SANITATION		
HEALTH DEPT.		
FIRE-MARSHAL		
BUILDING REVIEW		
LICENSING		
ASBESTOS		

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  
 BY \_\_\_\_\_ DATE \_\_\_\_\_

ZONING REVIEW: ZONING CLASS PDH-4  
 USE SFD

ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS: GARAGE: 1  2  3   
 FRONT \_\_\_\_\_ OPTIONS: YES  NO   
 FRONT 18' REMARKS: Per approved  
 L SIDE 7' grading plan on file  
 R SIDE 22'  
 REAR 20'

**GRADING AND DRAINAGE REVIEW**  
 SOILS: # \_\_\_\_\_ A  B  C   
 HISTORICAL DISTRICT \_\_\_\_\_  
 AREA TO BE DISTURBED (TOTAL SQ FT) \_\_\_\_\_  
 ADD'L IMPERVIOUS AREA (ADDED SQ FT) \_\_\_\_\_  
 PROFFERS \_\_\_\_\_  
 PLAN # 9914-50-01 APPR. DATE \_\_\_\_\_

STAMPS:  
 PROBLEM SOILS  
 SEE APPROVED GRADING PLAN  
 SITE PLAN AND/OR SOILS REPORT  
 (See reverse side of application)

REMARKS: 97217B/1050  
Fin Bsmt w/full Bath  
Walked Exit

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.

Polanna M. Brown 8-6-97  
 Signature of Owner or Agent Date

Polanna M. Brown Agent  
 Printed Name and Title

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (Notarization required if owner not present at time of application)

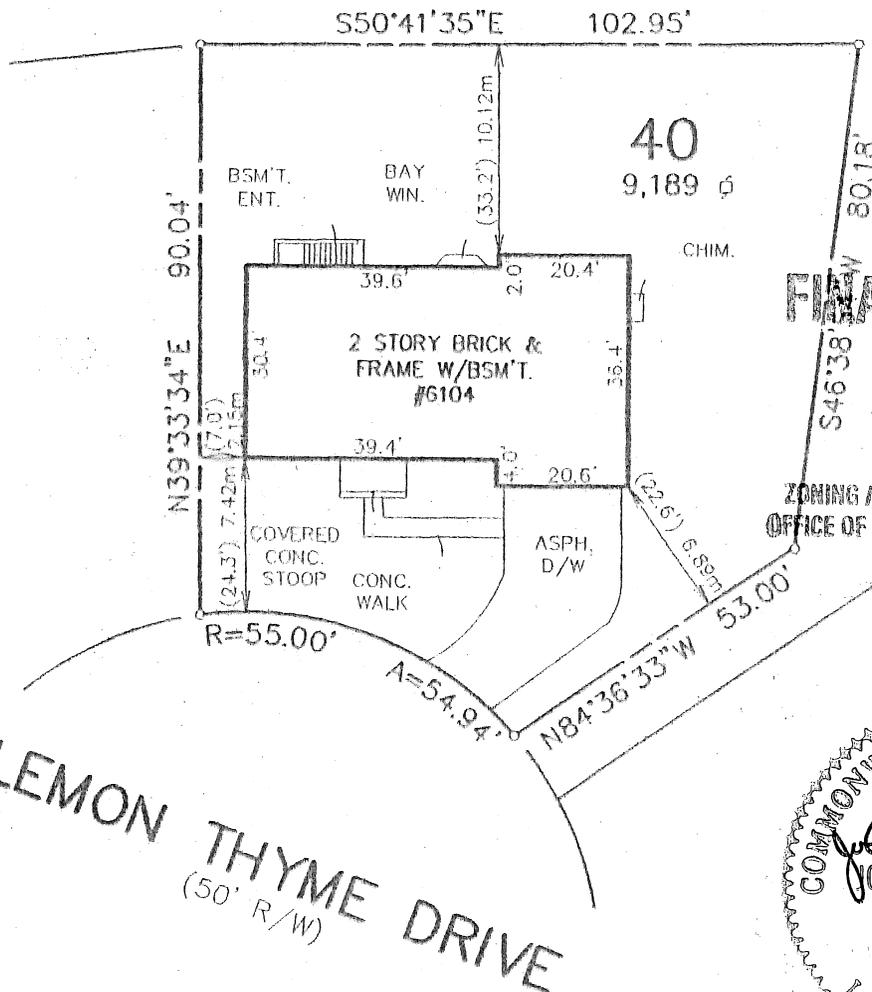
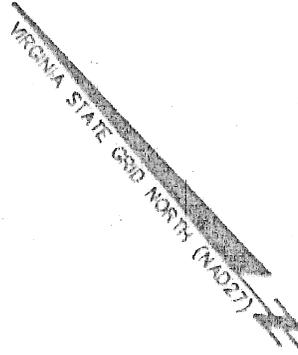
HOUSE LOCATION SURVEY

# AUTUMN CHASE HUNT

SECTION 2

## LOT 40

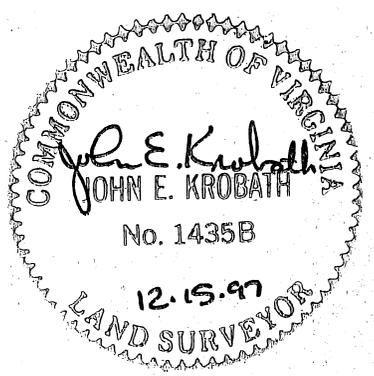
#6104 LEMON THYME DRIVE  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**FINAL APPROVAL**

DEC 30 1997

ZONING ADMINISTRATOR DIVISION  
OFFICE OF COMPREHENSIVE PLANNING



THIS PROPERTY LIES WITHIN A H.U.D. DESIGNATED "X" FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOOD PLAIN, AS DELINEATED ON COMMUNITY MAP NO. 515525 0150 D DATED MARCH 5, 1990.

FINAL PROPERTY CORNERS HAVE NOT BEEN SET.

THIS PROPERTY IS CURRENTLY ZONED PDH-4.

WALL CHECK	Drn. By : BLT	FINAL SURVEY	Drn. By : CRT	RECERT	Drn. By :
Date : 10/3/97	Chk By : JAD	Date : 12/12/97	Chk By : TJD	Date :	Chk By :

**SURVEYOR'S CERTIFICATE**

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments and no title report has been furnished.



**Charles P. Johnson & Associates, Inc.**  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)383-7555  
SILVER SPRING, MD FAX (703)273-8500

Reference	Scale	File No.
D.B. 9994 PG. 1479	1" = 30'	95-549-72

COUNTY OF FAIRFAX, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
DIVISION OF DESIGN REVIEW  
RESIDENTIAL USE PERMIT  
12/17/97

STREET NUMBER	STREET NAME	ST TY	ACT NO.	LEVEL	UNIT	ACT NO.
06104	LEMON THYME	DR	001			01

LOT NUMBER	SUBDIVISION NAME	MAP REFERENCE NUMBER	INSP AREA
00040	AUTUMN CHASE HUNT, SEC 002	091-1--/25/ /0040--	1

	INSPECTED BY	DATE
ELECTRICAL	<u>B. Conroy</u>	<u>12/17/97</u>
PLUMBING	<u>B. Conroy</u>	<u>12/16/97</u>
MECHANICAL	<u>B. Conroy</u>	<u>12/16/97</u>
BUILDING	<u>B. Conroy</u>	<u>12/17/97</u>
PUBLIC UTILITIES	<u>W. A. Grievie</u>	<u>12/17/97</u>
APPROVED	<u>W. A. Grievie</u>	<u>12/18/97</u>
REMARKS	_____	

THE FOLLOWING REQUIREMENTS, IF CHECKED, ARE BEING WAIVED IN ACCORDANCE WITH CHAPTER 112 ARTICLE 18 PART 704 OF THE FAIRFAX COUNTY CODE TO OBTAIN A RESIDENTIAL USE PERMIT:

- FINAL GRADING, SODDING; SEEDING OF LOT
- COMPLETION OF LANDSCAPING AND SCREENING REQUIREMENTS
- COMPLETION OF SIDEWALKS
- BITUMINOUS CONCRETE STREET/DRIVEWAY SURFACE
- ADEQUATE STAND OF GRASS

\*\*\*\*\*

★ ATTENTION ★

★

★

★

★ NO TREES OR SHRUBS MAY BE PLANTED IN THE DEDICATED ★

★ RIGHT-OF-WAY WITHOUT FIRST OBTAINING A PERMIT FROM ★

★ VIRGINIA DEPARTMENT OF TRANSPORTATION AT 934-0584. ★

★ WHEN EXCEPTIONS FOR FINAL GRADING, SODDING AND/OR ★

★ SEEDING ARE GRANTED DURING THE WINTER, THE BUILDER IS ★

★ OBLIGATED TO COMPLETE THIS WORK BY THE FIRST DAY OF MAY. ★

\*\*\*\*\*

HOMEOwner  
BUILDER  
ZONING

62580221

# BUILDING PERMIT APPLICATION

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

## PERMIT #

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)  
OR VISIT US ON THE WEB AT  
[http://www.fairfaxcounty.gov/isisnet/inspection\\_sched.asp](http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp)

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

### JOB LOCATION

ADDRESS 6104 LEMON THYME DR  
LOT # 40 BUILDING \_\_\_\_\_  
FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
SUBDIVISION Antebellum Chase Hunt Sec 2  
TENANT'S NAME \_\_\_\_\_  
EMAIL \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

### OWNER INFORMATION

OWNER  TENANT

NAME DARRYL MOTLEY  
ADDRESS 6104 LEMON THYME DR  
CITY ALEX STATE VA ZIP 22310  
TELEPHONE 703-571-278-2710  
EMAIL \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

### CONTRACTOR INFORMATION

SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME JHE SPECIALTIES  
ADDRESS 8121 TROPIC CT  
CITY SPRING STATE VA ZIP 22157  
TELEPHONE 571-278-2710  
EMAIL \_\_\_\_\_  
STATE CONTRACTORS LICENSE # 7705-10634  
COUNTY BPOL # 23-7654  
CONTACT ID \_\_\_\_\_

### APPLICANT

NAME JOEL MITCHELL  
ADDRESS 4203 COCORAN ST  
CITY ALEX STATE VA ZIP 22309  
TELEPHONE 703-499-0910  
EMAIL \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

### DESCRIPTION OF WORK

~~REPLACE~~ REPLACE EXISTING  
HOUSE BUMP OUT SIZE TO BE  
11'x7'

### HOUSE TYPE

SFD

ESTIMATED COST OF CONSTRUCTION 15000  
USE GROUP OF BUILDING \_\_\_\_\_  
TYPE OF CONSTRUCTION \_\_\_\_\_

### DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)

NAME \_\_\_\_\_  
ADDRESS N/A

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

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY  
PLAN # \_\_\_\_\_  
TAX MAP # \_\_\_\_\_

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		<u>5/1</u>
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

TEE \$ \_\_\_\_\_  
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 \_\_\_\_\_ DATE \_\_\_\_\_

**ZONING REVIEW**  
USE \_\_\_\_\_  
ZONING DISTRICT RM4 HISTORICAL DISTRICT \_\_\_\_\_  
ZONING CASE # \_\_\_\_\_

**GROSS FLOOR AREA OF TENANT SPACE**

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT _____	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT _____	REMARKS	<u>replacing the bay window with a new one</u>		
L SIDE _____		<u>they will be bump out and step</u>		
R SIDE _____				
REAR <u>31'</u>				

**REMARKS**  
\_\_\_\_\_ 27 \_\_\_\_\_  
\_\_\_\_\_ height - 10' \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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] \_\_\_\_\_  
Signature of Owner or Agent Date 9/14/06

Printed Name and Title  
JOEL MITCHELL

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

### NOTARIZATION (if required)

State (or territory or district) of \_\_\_\_\_  
County (or city) of \_\_\_\_\_, to wit: I, \_\_\_\_\_, a \_\_\_\_\_, 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.

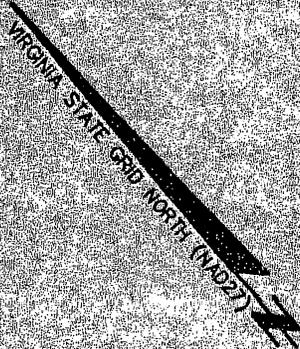
Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Notary Signature)

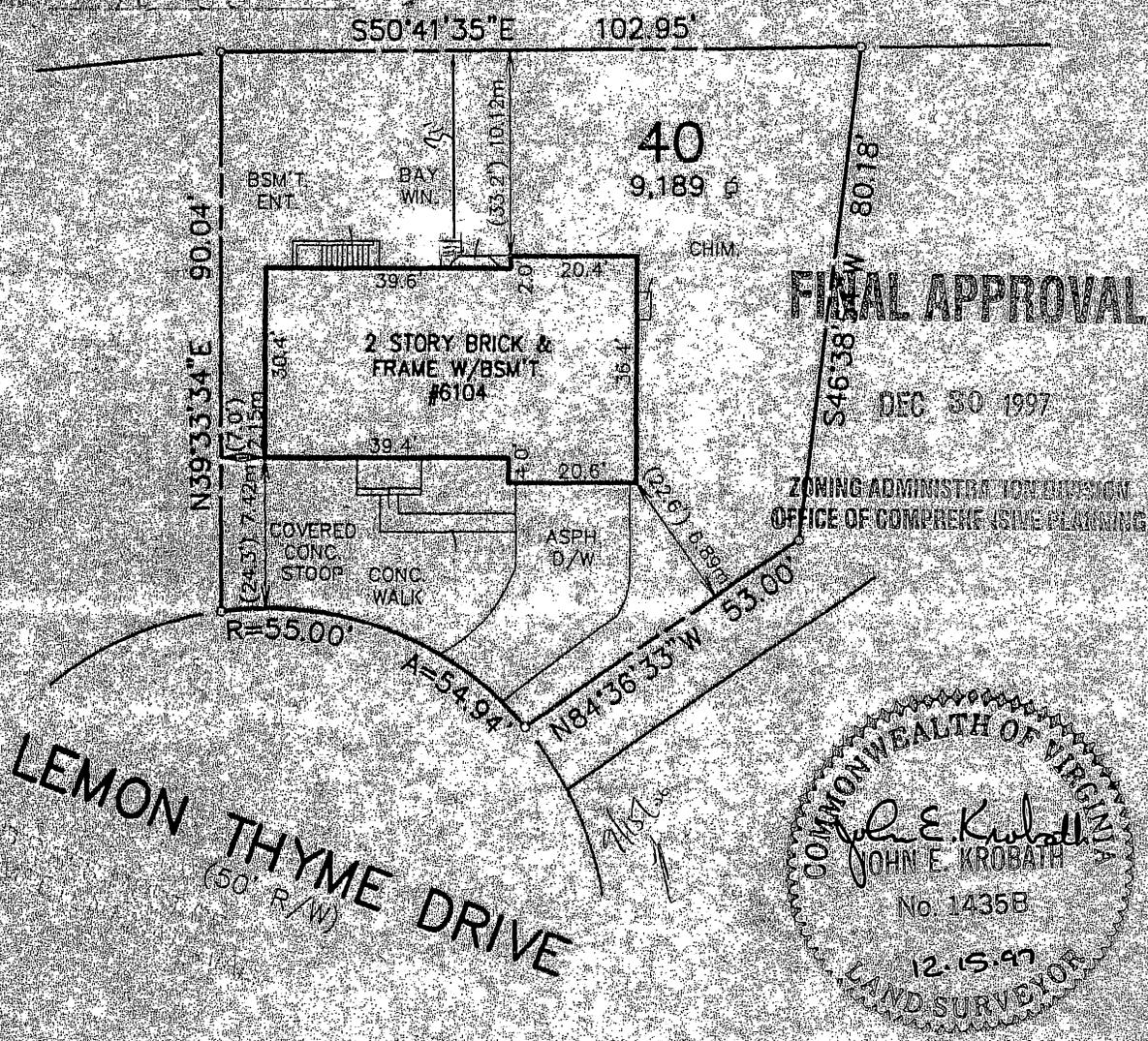
HOUSE LOCATION SURVEY  
**AUTUMN CHASE HUNT**

SECTION 2  
**LOT 40**

#6104 LEMON THYME DRIVE  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



*Handwritten:*  
 10/3/97  
 JAD



**LEMON THYME DRIVE**  
 (50' R/W)

THIS PROPERTY LIES WITHIN A H.U.D. DESIGNATED "X" FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOOD PLAIN, AS DELINEATED ON COMMUNITY MAP NO. 515525 0150 D DATED MARCH 5, 1990.

FINAL PROPERTY CORNERS HAVE NOT BEEN SET.

THIS PROPERTY IS CURRENTLY ZONED PDH-4.

WALL CHECK	Drn. By: BLT	FINAL SURVEY	Drn. By: CRT	RECERT	Drn. By:
Date: 10/3/97	Chk By: JAD	Date: 12/12/97	Chk By: TJD	Date:	Chk By:

**SURVEYOR'S CERTIFICATE**

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments and no title report has been furnished.



**Charles P. Johnson & Associates, Inc.**  
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
 3759 PENDER DRIVE, SUITE 210, FAIRFAX, VIRGINIA 22030 (703)368-7555  
 SILVER SPRING, MD. FAX (703)273-8695

Reference	Scale	File No
D.B. 9994	1" = 30'	95-549-72
PG. 1479		

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

**Subdivision/Project:** AUTUMN CHASE HUNT LT 40 SEC 2

**Tax Map:** 0911 25 0040

**Address:** 6104 LEMON THYME DR

**Suite:**

**Floor:**

**Review Date:** 08-08-2011

**Tenant Name:**

**Building Permit No.:** 112200001

**Work Type:** ADDITIONAL STORIES

Bldg Permit #: **112200001** RESIDENTIAL ADDITION

**Address:** 6104 Lemon Thyme Dr Alexandria VA 22310-0000  
 Bldg: N/A Floor: Suite: N/A  
**Subdiv:** Autumn Chase Hunt Lt 40 Sec 2 Sub Census: 223.01 Lot Size: 9,189.00  
**Tax Map:** 0911 25 0040  
**Owner:** Mottley Darrell G  
**Phone Day:** (571)278-2710 x Evening:

**Contractor:**  
 GLK CONSTRUCTION SERVICES INC  
 8356 Wagon Wheel Road  
 Alexandria, Va 22309-0000  
 (703) 626-5262

**Type of Work:** ADDITIONAL STORIES  
**Description of Work:** build open porch and deck with stairs / no hot tub.  
**Specific Description of Work:**

1 Story Ground	1 Story Craw	1 Story Bsmt Below	2 Story Ground	2 Story Craw	2 Story Bsmt below	2nd Story Addn Over Exist Structure
Y	N	N	N	N	N	N

**ZPRB Review:**

Date	Status
08/08/11 8:24	LBOWES <b>Approved</b>

**Zoning Detail Review TAB:**

Zoning Dist.	Cluster Subdiv	Use	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
PDH-4	N	SFD	N	N	N	N	N

**Yard/Setbacks:**

Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear	Structure Dimension	Height	Structure Type
deck	0.00	0.00	0.00	0.00	0.00	18.00	15'x14'	2.50	OPEN
deck							20'x15'	13.00	ROOFED

**DETAILS COMMENTS:**  
 Roofed deck is only 2.5' off of ground.  
 R-3 Cluster conversion.

HOUSE LOCATION SURVEY

# AUTUMN CHASE HUNT

SECTION 21

## LOT 40

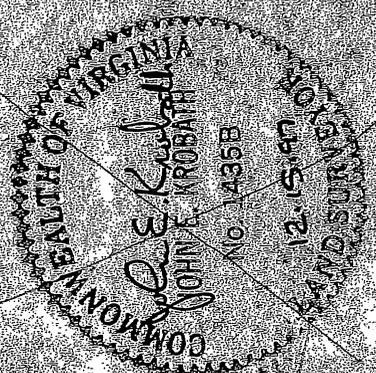
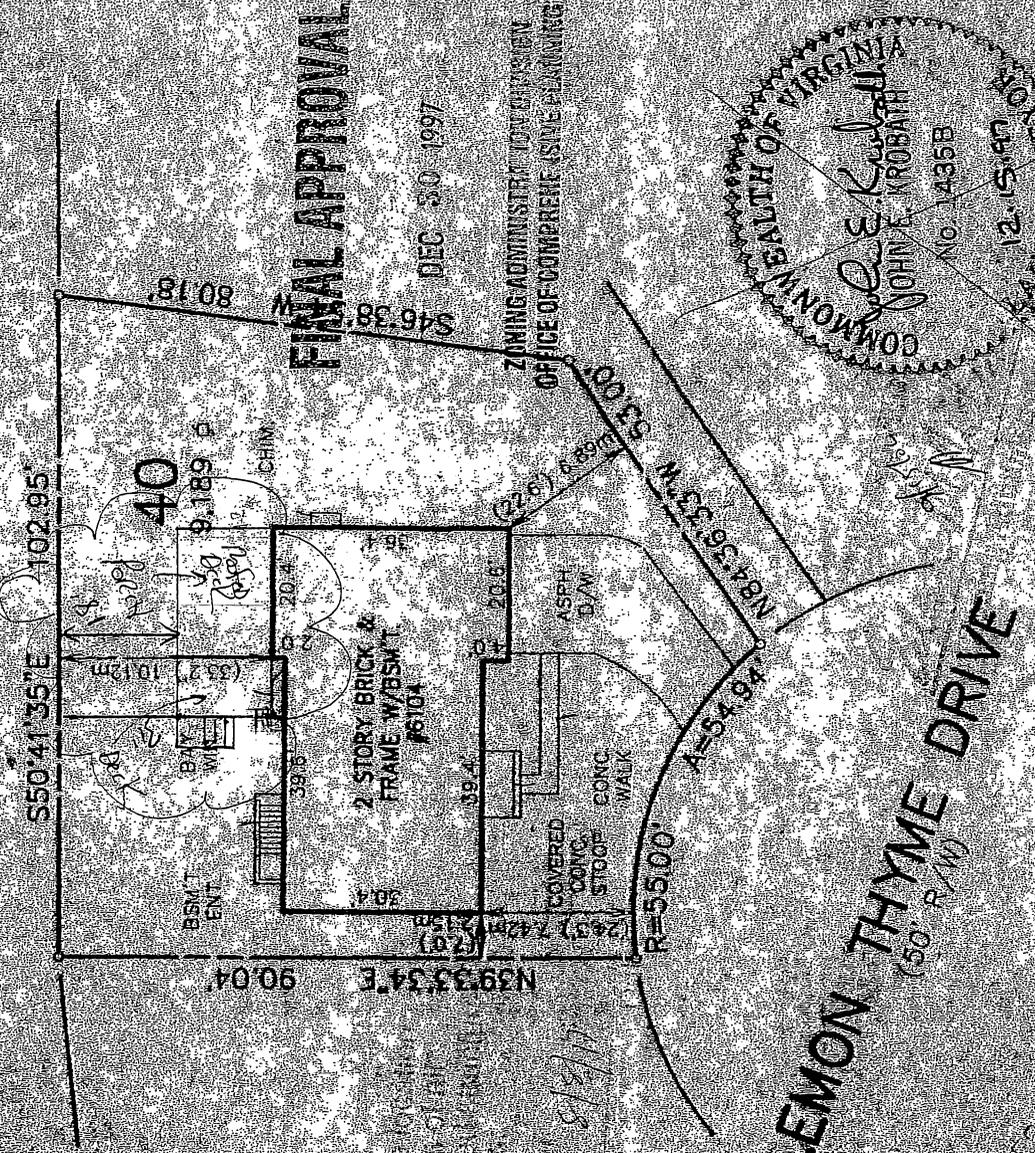
#6104 LEMON THYME DRIVE  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

THIS LOT SHALL NOT EXCEED  
2500 SQ. FT.

EXCAVATED MATERIAL SHALL BE  
REMOVED FROM SITE

DPW&ES  
Office of Building  
Code Services

Approved by *Patricia Akh*  
BY: *[Signature]*  
Date: *12/15/97*



THIS PROPERTY LIES WITHIN A H.U.D. DESIGNATED "X" FLOOD HAZARD AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOOD PLAIN AS DEDICATED ON COMMUNITY MAP NO. 5-5525-0150-D DATED MARCH 5, 1990

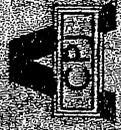
FINAL PROPERTY CORNERS HAVE NOT BEEN SET

THIS PROPERTY IS CURRENTLY ZONED PDH-4

DATE CHECKED BY: BJT	DATE BY: BJT	DATE BY: CRT	DATE BY: RECRT
DATE: 10/3/97	CHK BY: JRD	DATE: 12/12/97	CHK BY: [Blank]

### SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments and no title report has been published.



Charles P. Johnson & Associates, Inc.  
SURVEYING ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS  
1000 COMMONWEALTH CENTER DRIVE, SUITE 200  
FAIRFAX COUNTY, VIRGINIA 22031-1000  
(703) 271-1000

Reference	Scale	Drawn By
D.B. 9994 PC 479	1" = 30'	[Blank]

## 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.