



SPECIAL PERMIT ACCEPTED: October 23, 2015
BOARD OF ZONING APPEALS: February 3, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

January 27, 2016

STAFF REPORT

SPECIAL PERMIT SP 2015-BR-143

BRADDOCK DISTRICT

APPLICANT: Kerry Grannis

OWNERS: Kerry Grannis
David Grannis

SUBDIVISION: Chapel Lake Estates

STREET ADDRESS: 8292 Private Lane, Annandale, 22003

TAX MAP REFERENCE: 70-1 ((27)) (2) 20

LOT SIZE: 15,695 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-918

SPECIAL PERMIT PROPOSAL: To permit an accessory dwelling unit in an existing dwelling.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-BR-143 for an accessory dwelling unit, subject to the proposed development conditions contained in Appendix 1.

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

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

Erin M. Haley

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) 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 applicants are seeking a special permit to allow an accessory dwelling unit (ADU) in the walkout basement of an existing single family detached dwelling.

A copy of the special permit plat titled, "Property Report, Lot 20, Section 2, Chapel Lake Estates," prepared by John F. Veatch, L.S., dated May 21, 2015, is included in the front of the staff report.

The proposed conditions, the applicant's statement of justification and file photographs, and the affidavit are contained in Appendices 1 through 3, respectively. A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,695 square foot subject property is developed with a two-story single-family detached dwelling with a full, walkout basement. A brick driveway provides access from Private Lane, and a brick walkway leads from the driveway to the main entrance of the home. The walkout entrance of the basement is located on the southern side of the house. A deck is located at the rear of the house. The rear yard is developed with a series of retaining walls with stairs, a trellis, and mature vegetation.

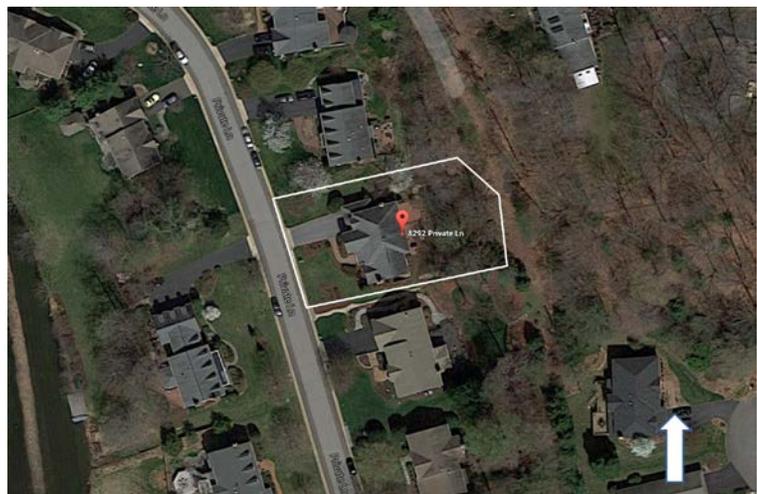


Figure 1: House Location
For illustrative purposes only

The subject property and surrounding properties are zoned R-2. Properties to the north, west and south are developed with single-family detached dwellings. The properties to the east are one single-family detached dwelling and one property that is privately owned vacant land.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling with a full basement (without a wet bar) was constructed in 1993 and purchased by the property owners in June, 2015.

In 1994, a building permit and final inspection were obtained for a deck 2 feet in height with stairs constructed at the rear of the house.

The applicant then filed this special permit application for an accessory dwelling unit to be located in the basement in October, 2015. On October 15, 2015, the applicant filed a building permit to install an egress window in the basement bedroom. On October 27, 2015, the applicant applied for a building permit for interior alterations to the basement including the addition of a wet bar. In November, 2015, plumbing and electrical permits were obtained as part of the basement renovation. Final inspections for these alterations were obtained in October and November, 2015. A development condition has been included requiring all outstanding applicable permits and final inspections to be completed within six months of BZA decision as needed for the completion of the ADU.

All relevant building, electrical, and plumbing permit information is included in Appendix 4.

Since the adoption of the current Zoning Ordinance, no similar applications for accessory dwelling units have been heard by the BZA in the surrounding area.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of an ADU in the walkout basement of the single family dwelling. The proposed accessory dwelling unit would be 1,075 square feet in size and account for 21.4% of the total gross floor area of the existing structure (5,026 square feet). The proposed accessory dwelling unit would contain a bedroom, a living area with a second kitchen, and a bathroom as depicted in the floor plan attached to the development conditions (Attachment 1).

The applicant is requesting the ADU to provide a living area for her parents, both of whom are over 55 and therefore meet the relevant Zoning Ordinance provisions. Ample parking exists in the driveway and attached two-car garage for the applicant and the applicant's family members. The walkout basement entrance is located on the southern side of the house.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area I, Annandale Planning District
Planning Sector: Wakefield Chapel Community Planning Sector (A7)
Plan Map: Residential, 2-3 du/ac

Zoning District Standards

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	15,000 sf.	15,695 sf.
Lot Width	Interior: 100 feet	103.8 feet
Building Height	35 feet	33 feet
Front Yard	35 feet	35.6 feet
Side Yard	15 feet	Northern: 15.1 feet Southern: 14.7 feet*
Rear Yard	25 feet	Approx. 72 feet

* Dwelling was constructed in 1993 with a valid building permit and received final inspection and a residential use permit. The structure is vested.

Zoning Ordinance Requirements (Appendix 5)

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Additional Standards for Accessory Dwelling Units (Sect. 8-918)

General Special Permit Standards (Sect. 8-006)

Standards 1 and 2 <i>Comprehensive Plan/ Zoning District</i>	The Comprehensive Plan recommends residential uses, and the property is developed with a residential use. The Zoning Ordinance allows an ADU with special permit approval.
Standard 3 <i>Adjacent Development</i>	No new exterior construction is proposed, and there would be no exterior evidence of an ADU. Staff believes that this ADU would be harmonious with the surrounding area and would not hinder the use or development of neighboring properties.
Standard 4 <i>Pedestrian/Vehicular Traffic</i>	Staff believes that the proposed use would not significantly impact pedestrian or vehicular traffic.
Standard 5 <i>Landscaping/Screening</i>	The existing home is screened from adjacent properties with mature landscaping.
Standard 6 <i>Open Space</i>	There is no open space requirement for individual lots in the R-2 District.
Standard 7 <i>Utilities, Drainage, Parking and Loading</i>	Existing facilities appear to be adequate to serve the ADU. In addition, staff believes there is sufficient parking to accommodate the proposed use in the attached two-car garage and in the driveway.
Standard 8 <i>Signs</i>	No signage is proposed.

Group 9 Standards (Sect. 8-903)

Standard 1 <i>Lot Size and Bulk Regulations</i>	The property was built in conformance with the Zoning Ordinance at the time of construction and therefore complies with required lot size and bulk regulations.
Standard 2 <i>Performance Standards</i>	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 <i>Site Plan</i>	The structure is not subject to site plan review.

Additional Standards for Accessory Dwelling Units (Sect. 8-918)

Standard 1 <i>Only One ADU per Single Family Detached Dwelling</i>	The application requests approval of one ADU on a property occupied by a single family detached dwelling; this standard is met.
Standard 2 <i>Structure Shall be Located Within Single Family Dwelling</i>	The proposed ADU would be within the existing home, and the entrance would be located at the side of the house.
Standard 3 <i>GFA Shall Not Exceed 35%</i>	The area of the ADU represents approximately 21.4% of the total GFA. This standard is met.
Standard 4 <i>Max. 2 Bedrooms</i>	The application indicates that the ADU includes one bedroom. This standard is met.
Standard 5 <i>Occupancy Standards</i>	The applicant, who would reside in the principal unit, owns the property; the applicant's parents, who would reside in the ADU, both meet the qualifications of "elderly" as defined by the Zoning Ordinance.
Standard 6 <i>Reasonable Access for a Disabled Person</i>	The applicant has indicated that the persons who access the ADU are not disabled. However, the dwelling unit would contain uninterrupted access to one entrance.
Standard 7 <i>Sufficient Parking</i>	The property includes ample parking in the driveway and in the attached two-car garage.
Standard 8 <i>Will Not Modify or Disrupt Character of Neighborhood</i>	Staff believes that the use of the ADU, as proposed, would not constitute sufficient change to modify or disrupt the predominant character of the neighborhood.
Standard 9 <i>Regulations for Safety, Health, Sanitation</i>	This standard requires any ADU to meet applicable regulations for building, safety, health, and sanitation. A development condition is proposed to this effect.
Standard 10 <i>Recorded</i>	A condition is proposed requiring the approval to be recorded among the Fairfax County land records.
Standard 11 <i>Inspection</i>	A condition is proposed requiring the owner to allow inspections of the property by County personnel during reasonable hours upon prior notice.

Standard 12 <i>Approved for 5 Years</i>	A condition is proposed addressing this standard.
Standard 13 <i>Approval Prior to July 27, 1987</i>	This standard is not applicable.

CONCLUSION / RECOMMENDATION

With the implementation of the proposed development conditions, staff believes that the request is in conformance with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2015-BR-143 for an accessory dwelling unit subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the 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 Special Permit Development Conditions
2. Applicant's Statement of Justification and Select Photographs
3. Applicant's Affidavit
4. Building Permit History
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-BR-143****January 27, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2015-BR-143 located at Tax Map 70-1 ((27)) (2) 20 to permit an accessory dwelling unit, under Sect. 8-918 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

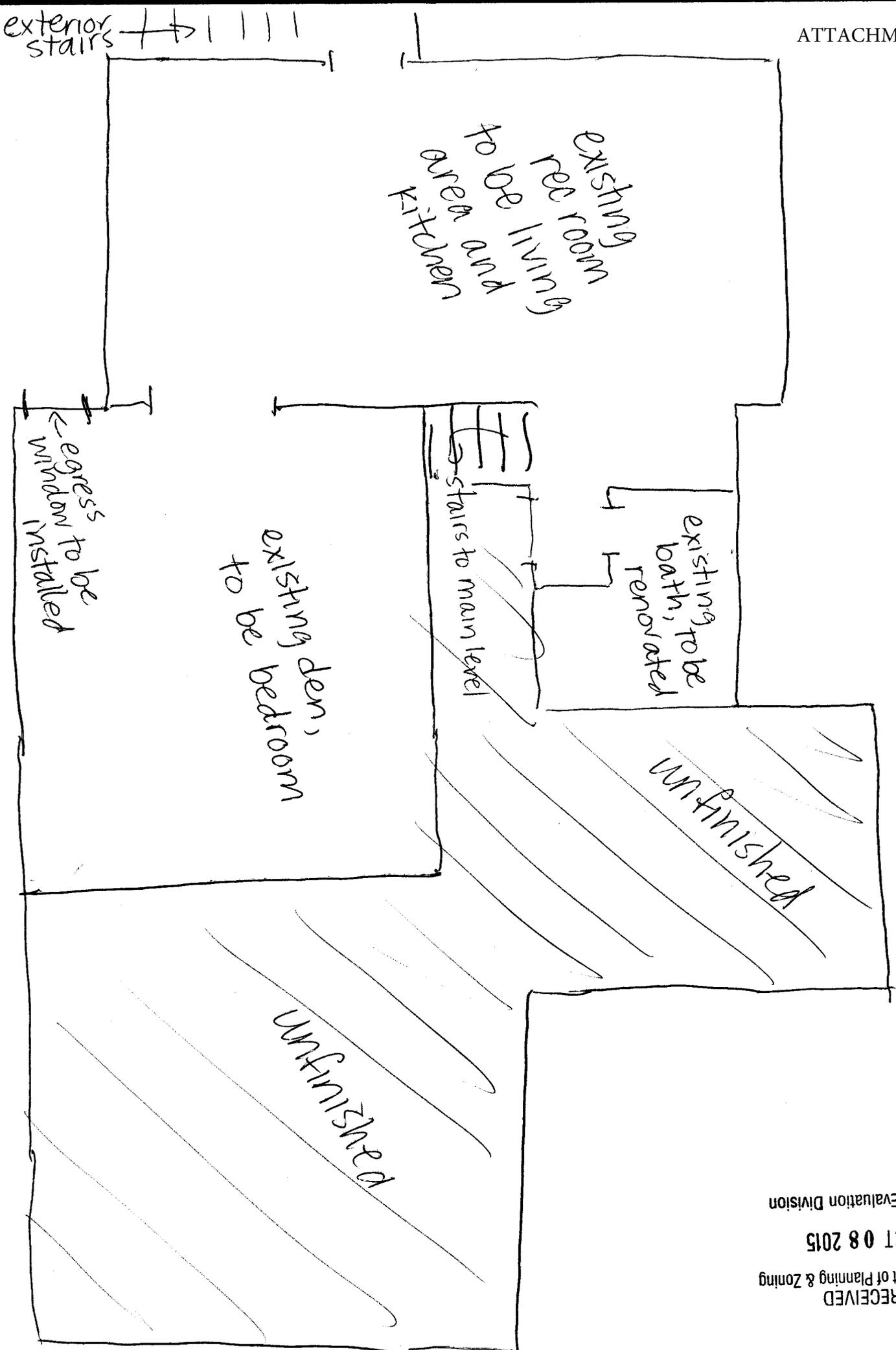
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit for the kitchen. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This approval is granted to the applicant, Kerry Grannis, only, and is not transferable without further action of this Board, and is for the location indicated on the application, 8292 Private Lane, and is not transferable to other land.
3. This special permit is granted only for the purposes and/or uses indicated on the plat titled, "Property Report, Lot 20, Section 2, Chapel Lake Estates," prepared by John F. Veatch, L.S., dated May 21, 2015, as submitted with this application and is not transferable to other land.
4. A copy of this special permit shall be made available to all departments of the County of Fairfax, upon request.
5. The occupants of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance which states in part that one of the dwelling units shall be occupied by a person or persons who qualify as elderly (55 years of age or older) and/or permanently and totally disabled.
6. The accessory dwelling unit shall contain a maximum of 1,075 square feet, and the layout shall be generally as depicted on the floor plan included as Attachment 1 to these conditions.
7. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.
8. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit and may be extended for five (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.

9. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory unit shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.
10. All applicable trade permits and final inspections for the finished basement and second kitchen shall be obtained within six (6) months of BZA approval.

This approval, contingent on 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, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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.

8292 Private Lane
Granville



RECEIVED
 Department of Planning & Zoning
 OCT 08 2015
 Zoning Evaluation Division

OCT 08 2015

Zoning Evaluation Division

October 8, 2015

To the Zoning Board of Approval, Fairfax County:

We would like to request a special permit for an Accessory Dwelling Unit for my parents, Don and Patricia Searle, to live in our house. We would like to make changes to the existing finished basement to convert the den into a bedroom by adding an egress window, convert the finished rec room into a kitchen and living area, and renovate the existing bathroom. My parents are both over 55 years old.

We have also enclosed copies of the application for a special permit, photos of the property, and a check for the \$435 application fee. We have also attached a copy of the notarized deed to show that we are the only two owners of the property.

We would like to request a plat waiver. Our plans do not include any modifications or changes to the exterior of the house. The plat was done only a few months ago and is up to date. We have enclosed an affidavit from a professional engineer that certifies that the proposed square footage is well within the 35% limit.

I have summarized below our adherence to the standards of 9-918, which I hope will be helpful as you consider this request.

1. The residence in question is a single-family detached dwelling unit and there will be only one accessory dwelling unit.
2. The accessory dwelling unit will be located within the existing structure of the single-family detached dwelling unit.
3. The gross floor area of the accessory dwelling unit does not exceed thirty-five percent of the total gross floor area of the principal dwelling unit (see signed and sealed statement by engineer). The gross square footage of the house is 5,026SF, and the proposed accessory dwelling unit will be 1,075SF, which is 21.4% of the total.
4. The accessory dwelling unit will contain one bedroom.
5. The accessory dwelling unit will be occupied by two people (a married couple) over the age of fifty-five, related by blood to one of the owners of the primary dwelling unit (they are my parents). The primary dwelling unit is occupied by the owners (a married couple) and their children.
6. N/A
7. Garage and driveway parking are ample to accommodate an additional car.
8. There will be no changes to the structure of the existing primary dwelling unit.

Sincerely,



Kerry L Grannis

- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Hazardous or Toxic Substances. There are no known hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Kerry L. Grannis
Applicant's Signature

10/20/15
Date

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Kerry L. Grannis
Applicant's Signature

10/20/15
Date

RECEIVED
Department of Planning & Zoning

OCT 21 2015

Zoning Evaluation Division

OCT 08 2015

Zoning Evaluation Division



Phone: 703-615-2451
703-591-5107
Fax: 703-563-9424

3603 McLean Ave.
Fairfax, VA 22030

Sept. 26, 2015

Ms. Kerry Grannis
8292 Private Ln.
Annandale, VA 22003

RE: 8292 Private Ln.
Annandale, VA 22003
LT 20, SEC 2

Via: Email (kerrygrannis@gmail.com)

Thank you for calling Nader Elhadj for our September 26, 2015 inspection of the house referenced above. As you requested, our inspection was limited to stating the accessory dwelling unit ratio of the residence above. The accessory dwelling unit is located in the basement level excluding the utilities and unfinished storage spaces. Below is a summary of each level square footage (SF).

Location	Floor Area
Second Level	1,941 SF
First Level	2,010 SF
Basement Accessory Dwelling Unit (Unfinished Basement Level)	1,075 SF 914 SF
Total square footage of living space	5,026 SF

$$\begin{aligned} \text{Dwelling Unit Ratio} &= 100 * (\text{Accessory Dwelling Unit} / \text{Total square footage of residence}) \\ &= 100 * (1075) / (5026) = \underline{21.4\%} \end{aligned}$$

If you have any question regarding this report, please call me at (703) 615-2451.

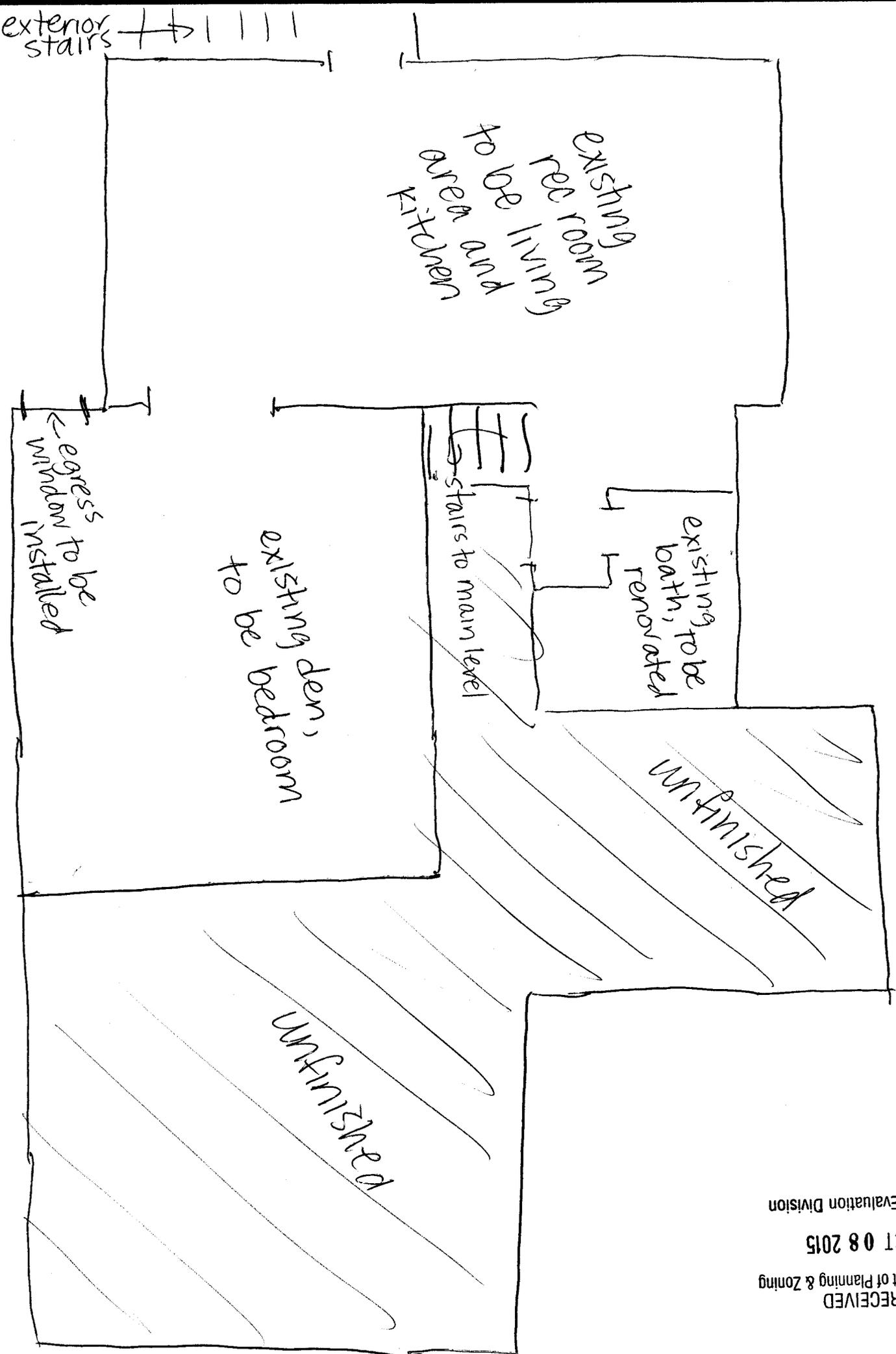
With best regards,

Nader Elhadj, P.E.
(VA License No. 030472)



This report is based on the conditions observed at the time of evaluation and information obtained from the investigation, including any information provided by the client. We prepared the report for the exclusive use of our client. Mr. Elhadj does not intend any other individual or party to rely upon the report without our express written consent. If another individual or party relies on the report, they shall indemnify and hold Mr. Elhadj harmless for any damages, losses, or expenses they may incur as a result of its use. The investigation was limited to non-destructive, visual observations of the portions of the structure included in the scope of the evaluation that were readily visible and accessible. We did not remove surface materials, furnishings or equipment, undertake any digging or excavation, or perform any destructive or invasive testing. We are not responsible for conditions that were not within the scope of our services at the time of inspection. We did not perform any computations or engineering analysis as part of this evaluation, nor did we conduct a comprehensive code review. This report should not be considered a warranty of condition, and no warranty is implied. The opinions, conclusions, and recommendations expressed in this report are based on the findings of the evaluation, and the knowledge and experience of Mr. Elhadj and Mr. Elhadj has provided consulting services with the degree of care and skill ordinarily exercised under similar circumstances by reputable members of the profession practicing in the same or similar locality. No other guarantee or warranty, either expressed or implied, is provided.

8292 Private Lane
Granville



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GRANNIS



View of property from the street, with neighbors at 8296 Private Lane visible to the north



View from front yard of neighbors at 8296 Private Lane

GRANNIS



View of house from street, with neighbors at 8288 Private Lane visible to the south.



View from back yard of neighbors at 8288 Private Lane.

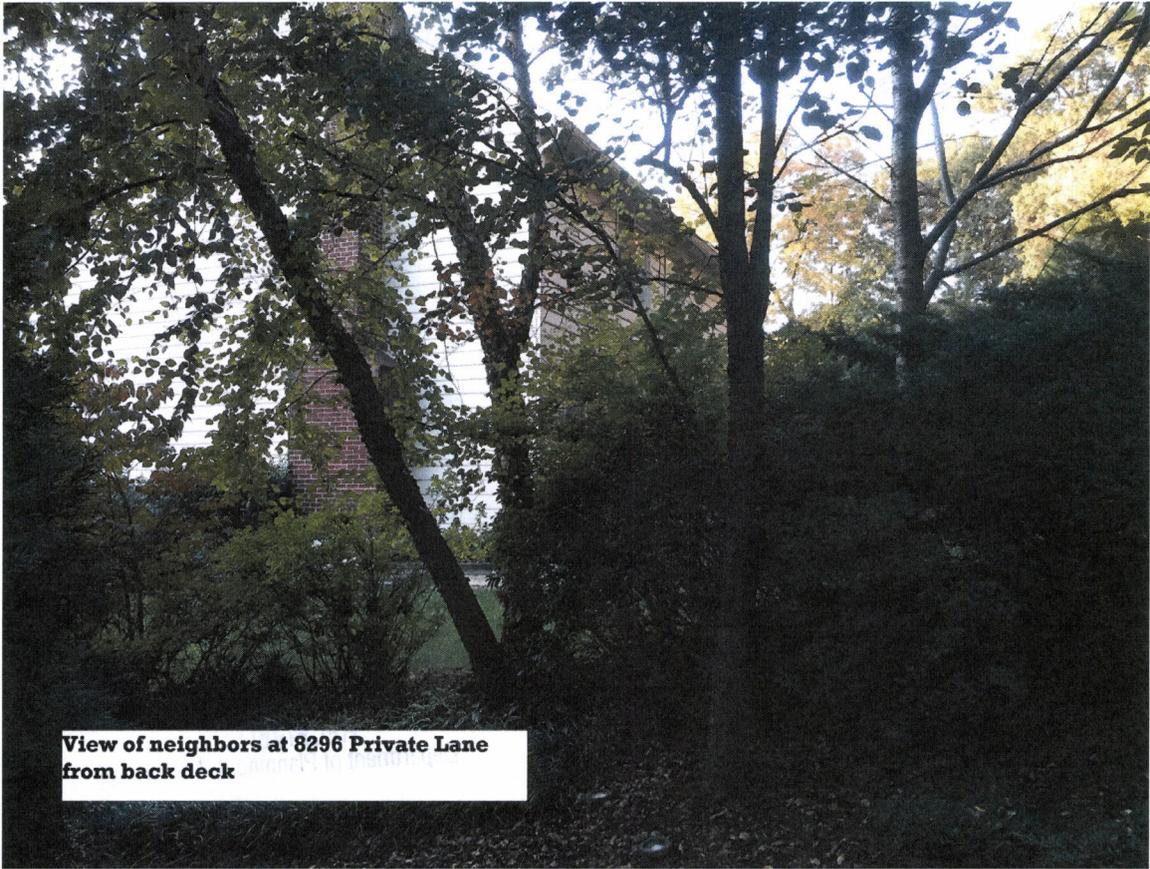
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GRANMIS



GRANNIS



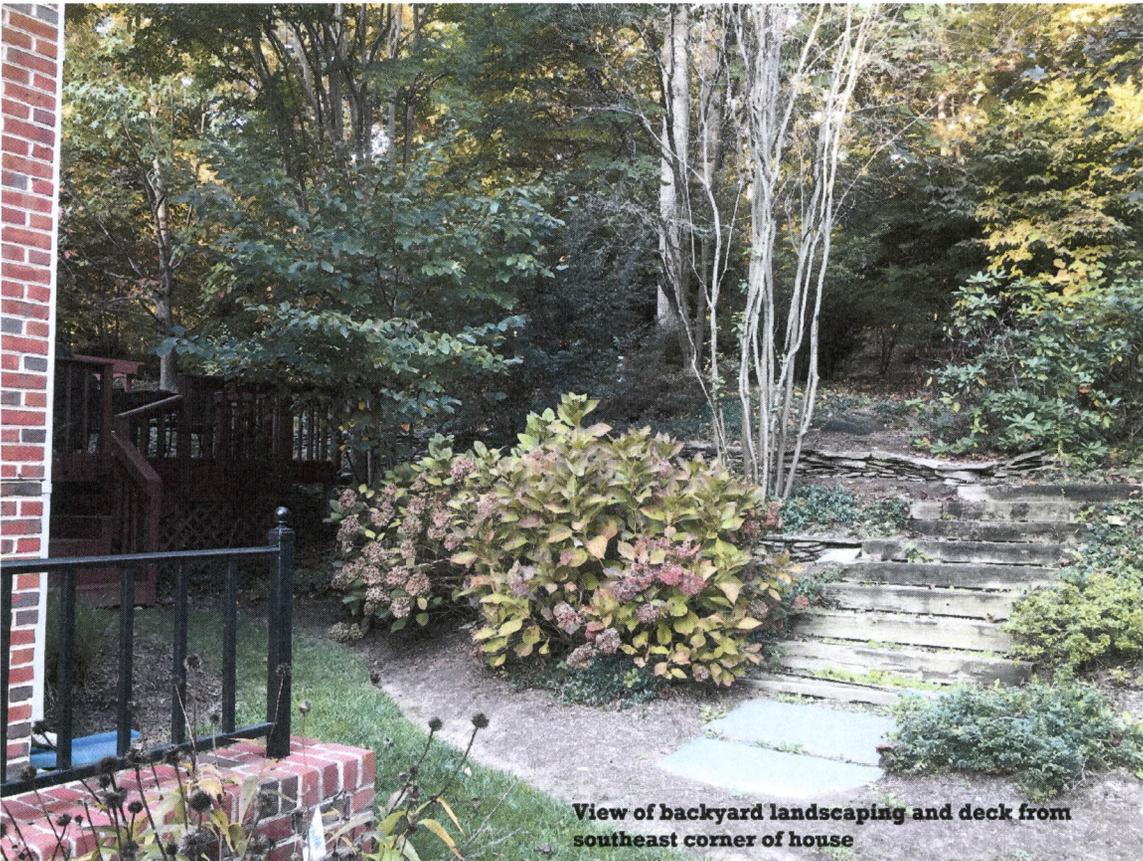
**View of neighbors at 8296 Private Lane
from back deck**



**View of deck and rear of house from
near the back of property**

GRANNIS

**View of back deck
from southeast
corner of the house**



**View of backyard landscaping and deck from
southeast corner of house**

GRANNIS



View of back deck and landscaping from north east corner of house



View of backyard landscaping and deck from north east corner of house

GRANNIS

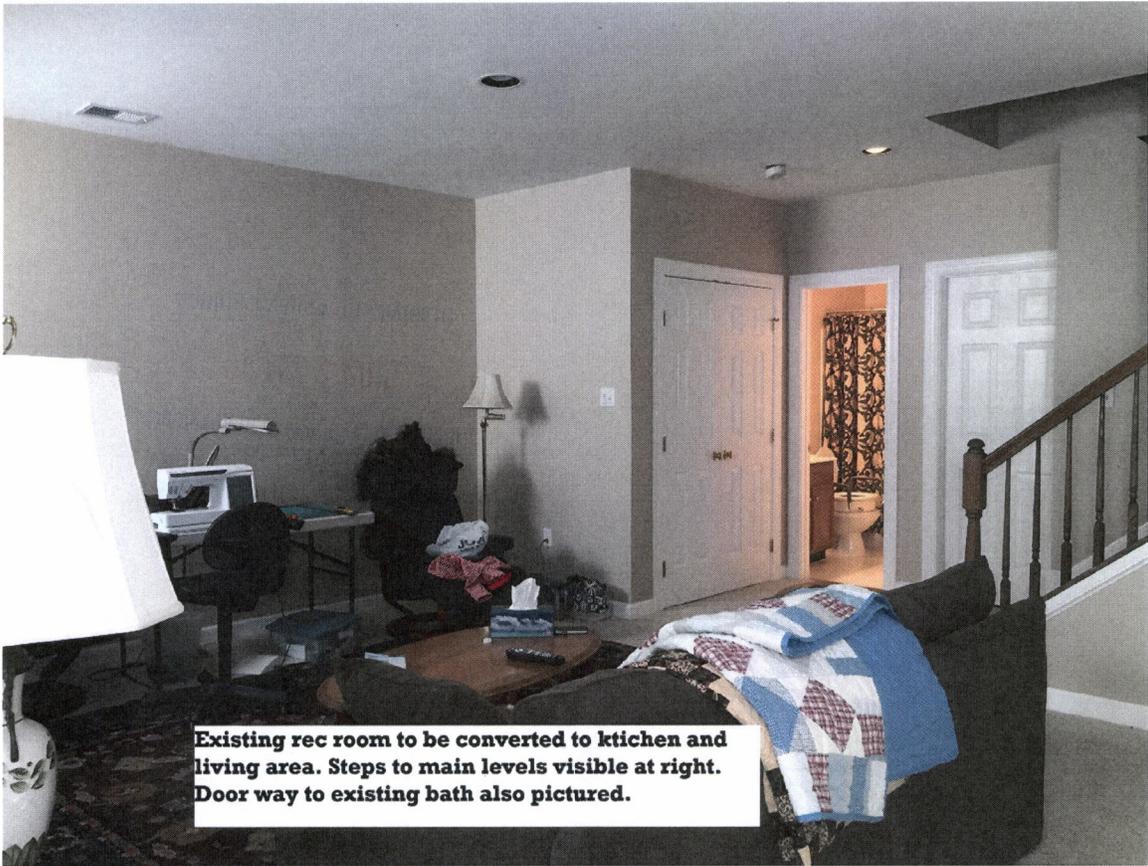


View of rear of house from north east portion of property

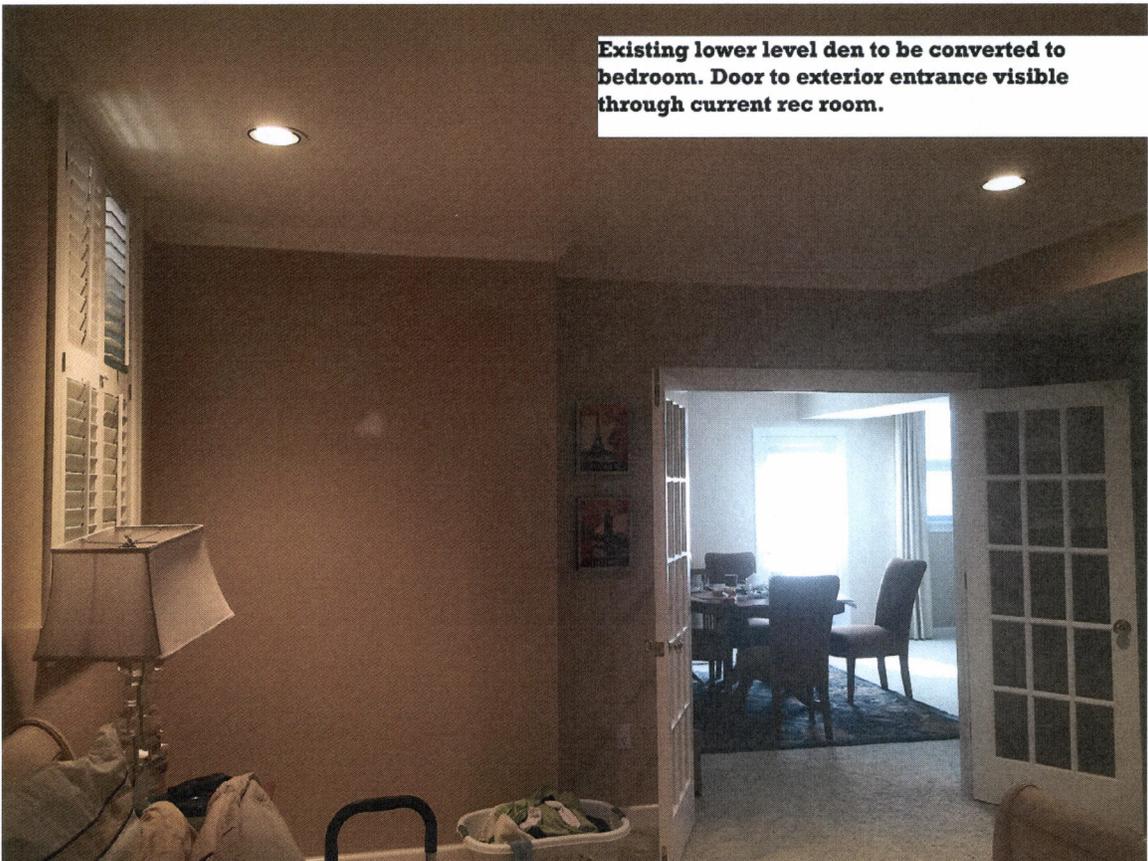


Lower level rec room to be converted to kitchen and living area

GRANNYS



Existing rec room to be converted to kitchen and living area. Steps to main levels visible at right. Door way to existing bath also pictured.



Existing lower level den to be converted to bedroom. Door to exterior entrance visible through current rec room.

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OCT 08 2015

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2 views of exterior from street.

all photos 10/8/15

all photos
10/8/15

View from exterior, left rear of house. Stairs leading to entrance to lower level.



View from exterior rear.



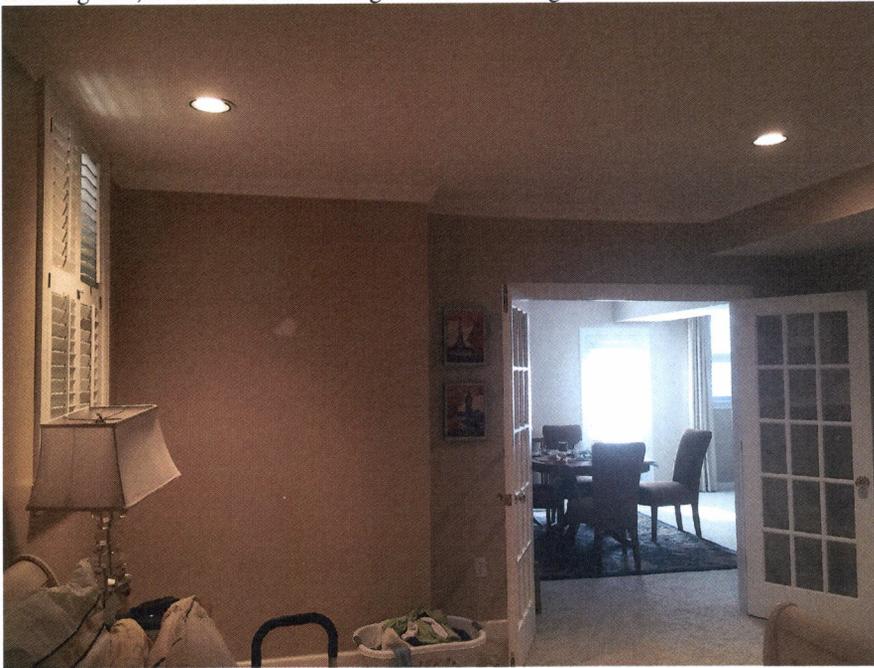
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Department of Planning & Zoning

OCT 08 2015

Zoning Evaluation Division

all photos
10/8/15

Existing den, to be the bedroom. Egress window to go on wall to the left of french doors.



Existing rec room with bathroom, to be converted to living area. Stairs to main levels of the house.



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OCT 08 2015
Zoning Evaluation Division

Existing rec room (with door to exterior). To be converted to kitchen and living area.

all photos
10/8/15



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OCT 08 2015
Zoning Evaluation Division

Application No.(s):

SP 2015-BR-143

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-2015 (enter date affidavit is notarized)

132242

I, Kerry Grannis, do hereby state that I am an (enter name of applicant or authorized agent)

(check one) [X] 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:

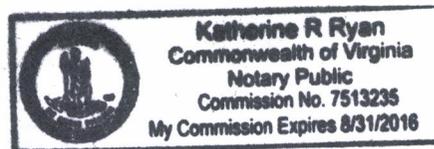
(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s)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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Kerry L Grannis and David A Grannis with their respective addresses and relationships.

(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).

Handwritten initials in a red circle.



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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-2015 132242
(enter date affidavit is notarized)

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

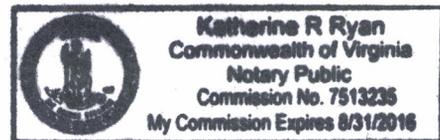
DESCRIPTION OF CORPORATION: (check one statement)

- 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)

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

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



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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-2015
(enter date affidavit is notarized) **132242**

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

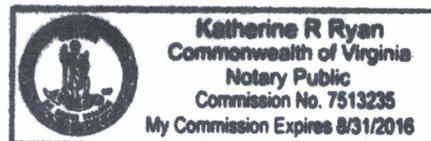
N/A

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

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

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

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



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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-2015
(enter date affidavit is notarized)

132242

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:

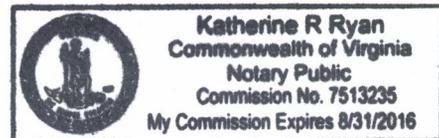
Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

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.



SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10-2-2015
(enter date affidavit is notarized)

B2422

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)

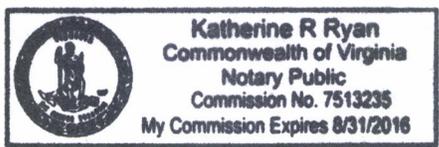
Applicant [] Applicant's Authorized Agent

Kerry L. Grannis
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of October 2015, in the State/Comm. of Virginia County/City of Fairfax.

Katherine R Ryan
Notary Public

My commission expires: 8/31/2016





THOMAS

OUTLOT "A"

EX. INGRESS-EGRESS
EASMT. - DB 1783 PG 498

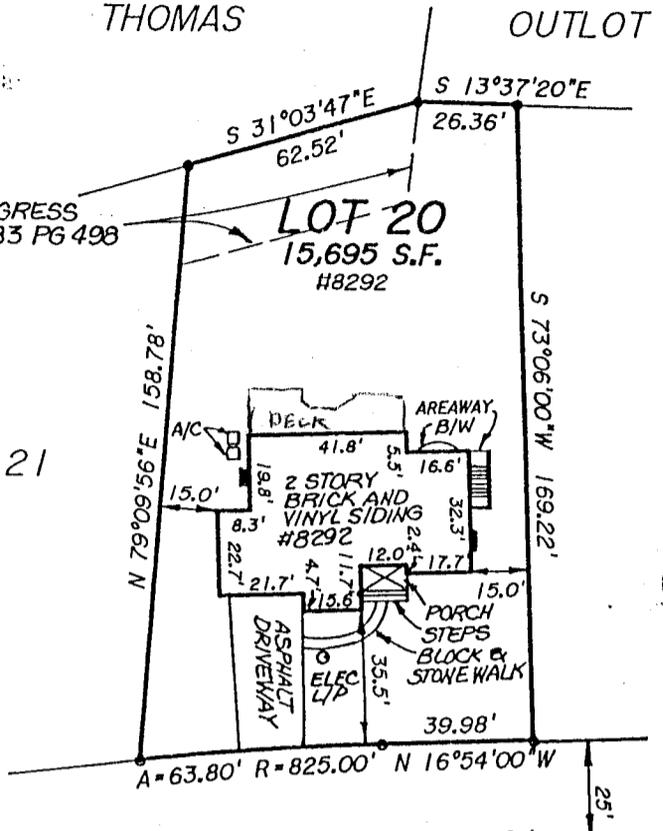
LOT 20
15,695 S.F.
H8292

LOT 21

APPROVED
LOT 19

2-28-94

Planning Administrator



PRIVATE LANE
(50' R.O.W.)

DEM
Division of
Inspection Services
Approved for

F.E.M.A. FLOOD DATA :
COMMUNITY NO.: 515525C
H & I MAP NO.: 18
FLOOD ZONE: C
EFFECTIVE : MAY 14, 1976

By DE
Date 2/28/94

HOUSE LOCATION SURVEY
LOT 20 - SECTION TWO
CHAPEL LAKE ESTATES
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE : 1" = 50' DATE : 09-02-1993

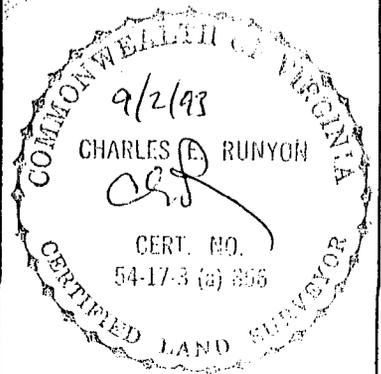
NOTE: This dwelling does not fall within a 100 year flood plain as defined by the HUD Flood Insurance Program.

This location survey is not intended to be used as an aid for the construction of fences or any other improvements.

I hereby certify that the locations of the improvements on the property shown hereon have been carefully established by a transit-tape survey and unless shown, there are no encroachments.

This location survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

RUNYON, DUDLEY, ANDERSON, ASSOCIATES, INC.
ENGINEERING, SURVEYING & PLANNING
10650 MAIN STREET SUITE 301
FAIRFAX, VIRGINIA 22030 TELEPHONE: (703) 591-4606



COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF DESIGN REVIEW
RESIDENTIAL USE PERMIT
09/01/93

STREET NUMBER	STREET NAME	ST TY	ACT NO.	LEVEL	UNIT	ACT NO.
08292	PRIVATE	LA	001			01

LOT NUMBER	SUBDIVISION NAME	MAP REFERENCE NUMBER	INSP AREA
00020	CHAPEL LAKE ESTATES, SEC 002	070-1- /27/02/0020-	2

	INSPECTED BY	DATE
ELECTRICAL	<u>Fortney</u>	<u>9-1-93</u>
PLUMBING	<u>Roberts</u>	<u>8/30/93</u>
MECHANICAL	<u>Fortney</u>	<u>9-1-93</u>
BUILDING	<u>Fortney</u>	<u>9-1-93</u>
PUBLIC UTILITIES	<u>Bohr</u>	<u>9-2-93</u>
APPROVED	<u>C. Bohr</u>	<u>9-2-93</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

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6900668**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2015-10-27	MANUEL FELIPE	N	Passed	NO	as noted guard rail for deck for landing on window well side

Inspection - R FOOTING - FOOTING INSPECTION - 6906739

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2015-10-22	MANUEL FELIPE	N	Closed	NO	

Inspection - R ROUTINE - ROUTINE INSPECTION - 6908010

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2015-10-22	MANUEL FELIPE	N	Passed	NO	as noted install tee for connection of existing drain system noted next inspection is for framing of window per manufacturers instruction

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2479982**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-10-15	SHAINA ABNEY	Y	Approved

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2479983

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2015-10-15	MICHELLE HICKMAN	Y	Approved

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Land Development Information History: FIDO - INT ALT R - 153000049
Permit Information

Permit Number:	153000049	Application Date:	
Permit Type:	INTERIOR ALT. RESIDENTIAL	Tax Map:	070-1 (27) (02) 0020
Job Address:	008292 PRIVATE LA ANNANDALE, VA 22003-4470	Permit Status:	Permit Issued
Location:		Bldg:	Floor: Suite:
Subdivision:	CHAPEL LAKE ESTATES	Permit Fee:	\$192.00
Magisterial District:	BRADDOCK		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	remodel 1st bathroom & kitchen/ no structural work 11/6/2015 amend to change permit description to add wet bar in basement/ remodel basement bathroom		
Type of Work:	INTERIOR WORK		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	W-15-5722		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

Link to FIDO record : [153000049](#)

Owner Information

Owner: GRANNIS DAVID
A
Address: 8292
PRIVATE LN
City: ANNANDALE State: VA
Zip: 22003

Contractor Information

Name: MAHOGANY CARPENTRY INC
Address: 5612 EDMONT DRIVE
City: ALEXANDRIA
 State: VA
 Zip: 22310-0000

BPOL License:
State License:
Trade Reg.:

Trade Name:

Applicant Information

Applicant: ALZUGARAY
Address: 5612 EDMONT DR
City: ALEXANDRIA State: VA
 Zip: 22310

Other Contact Information

Contact:
Address:
City: State: Zip:

Inspections

Inspection - R FINAL - FINAL INSPECTION - 6911618

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 6920485

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2015-11-09	MANUEL FELIPE	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 6911619

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2015-11-04	MANUEL FELIPE	N	Failed	NO	needs plans for kitchen in basement needs to amend permit no inspection perform

Reviews

Review - BUILDING - (BUILDING REVIEW) - 2486232

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2015-11-06	SHAINA ABNEY	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2486231

Review Type	Review Date	Reviewer	Started	Status

Review Type	Review Date	Reviewer	Started	Status
ZONING	2015-11-06	RYAN JOHNSON	Y	Approved

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Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6919854**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

Inspection - R ELECTRIC - RES ELECTRICAL CONCEALMENT INSPECTION - 6920483

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ELECTRIC	2015-11-09	MANUEL FELIPE	N	Passed	NO	as noted bath lavy receptacles needs to be minimum of 20 amps needs to lleave receptacle out for inspection on final and needs to verify conductor okay to have video on site for bathroom for the next inspection

Inspection - R ELECTRIC - RES ELECTRICAL CONCEALMENT INSPECTION - 6919855

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ELECTRIC	2015-11-04	MANUEL FELIPE	N	Failed	NO	needs plans for kitchen in basement inspection not perform complete

Reviews

There were no reviews.

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Land Development Information History: FIDO - PLUMBING R - 153070286

Permit Information

Permit Number: 153070286 Application Date:
 Permit Type: PLUMBING/GAS Tax Map: 070-1 ((27)) (02) 0020
 RESIDENTIAL Permit Status: Permit Issued
 Job Address: 008292 PRIVATE LA Bldg: Floor: Suite:
 ANNANDALE, VA 22003-4470 Permit Fee:

Location:
 Subdivision: CHAPEL LAKE ESTATES
 Magisterial: BRADDOCK
 District:
 Subcensus Tract:
 AP (Tenant)
 Name:

Work Description: relocate plumbing for bathroom
 and kitchen
 Type of Work: EXACT REPLACEMENT
 Building Use: SFD - SINGLE FAMILY
 DWELLING
 Standard: IR12 - IRC 2012
 Plan Number: N-15-6273
 Parent Permit:
 ISIS Permit:
 Type of Const:
 Use Group:
 Comments:

Link to FIDO record : [153070286](#)

Owner Information

Owner: GRANNIS DAVID A
 Address: 8292 PRIVATE LN
 City: ANNANDALE State: VA Zip: 22003

Contractor Information

Name: ARISTOBULO BPOL License:
 CASTRO State License:
 Address: 6342 PINVIEW COURT Trade Reg.:
 City: BURKE State:
 VA Zip: 22015-0000
 Trade Name:

Applicant Information

Applicant: CASTRO
 Address: 2822 DOUGLAS AVE
 City: FALLS CHURCH State:
 VIRGINIA Zip: 22066

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6919747**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

Inspection - R PLUMBING - RES PLUMBING CONCEALMENT INSPECTION - 6920481

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R PLUMBING	2015-11-09	MANUEL FELIPE	N	Passed	NO	

Inspection - R PLUMBING - RES PLUMBING CONCEALMENT INSPECTION - 6919896

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R PLUMBING	2015-11-04	MANUEL FELIPE	N	Failed	NO	needs plans for kitchen in basement inspection not perform complete

Inspection - RGRSANITRY - GROUNDWORK SANITARY INSPECTION - 6929165

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RGRSANITRY	2015-11-09	MANUEL FELIPE	N	Passed	NO	new bath group in basement

Reviews

There were no reviews.

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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.

8-918 Additional Standards for Accessory Dwelling Units

As established by the Fairfax County Board of Supervisors' Policy on Accessory Dwelling Units (Appendix 5), the BZA may approve a special permit for the establishment of an accessory dwelling unit with a single family detached dwelling unit but only in accordance with the following conditions:

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit and there shall be no more than one accessory dwelling unit per single family detached dwelling unit.
2. Except on lots two (2) acres or larger, an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.

On lots two (2) acres or greater in area, an accessory dwelling unit may be located within the structure of a single family detached dwelling unit or within a freestanding accessory structure.
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. When the accessory dwelling unit is located in a freestanding accessory structure, the gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the accessory freestanding structure and the principal dwelling unit.
4. The accessory dwelling unit shall contain not more than two (2) bedrooms.
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
 - A. One of the dwelling units shall be owner occupied.
 - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly and/or disabled as specified below:
 - (1) Any person fifty-five (55) years of age or over and/or
 - (2) Any person permanently and totally disabled. If the application is made in reference to a person because of permanent and total disability, the application shall be accompanied by a certification by the Social Security

Administration, the Veterans Administration or the Railroad Retirement Board. If such person is not eligible for certification by any of these agencies, there shall be submitted a written declaration signed by two (2) medical doctors licensed to practice medicine, to the effect that such person is permanently and totally disabled. The written statement of at least one of the doctors shall be based upon a physical examination of the person by the doctor. One of the doctors may submit a written statement based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability.

For purposes of this Section, a person shall be considered permanently and totally disabled if such person is certified as required by this Section as unable to engage in any substantial gainful activity by reasons of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.

- C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by not more than one (1) of the following:
 - (1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.
 - (2) A group of not more than four (4) persons not necessarily related by blood or marriage.
- 6. Any accessory dwelling unit established for occupancy by a disabled person shall provide for reasonable access and mobility as required for the disabled person. The measures for reasonable access and mobility shall be specified in the application for special permit. Generally, reasonable access and mobility for physically disabled persons shall include:
 - A. Uninterrupted access to one (1) entrance; and
 - B. Accessibility and usability of one (1) toilet room.

7. The BZA shall review all existing and/or proposed parking to determine if such parking is sufficient to meet the needs of the principal and accessory dwelling units. If it is determined that such parking is insufficient, the BZA may require the provision of one (1) or more off-street parking spaces. Such parking shall be in addition to the requirements specified in Article 11 for a single family dwelling unit.
8. The BZA shall determine that the proposed accessory dwelling unit together with any other accessory dwelling unit(s) within the area will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit be deemed a subdivision of the principal dwelling unit or lot.
9. Any accessory dwelling unit shall meet the applicable regulations for building, safety, health and sanitation.
10. Upon the approval of a special permit, the Clerk to the Board of Zoning Appeals shall cause to be recorded among the land records of Fairfax County a copy of the BZA's approval, including all accompanying conditions. Said resolution shall contain a description of the subject property and shall be indexed in the Grantor Index in the name of the property owners.
11. The owner shall make provisions to allow inspections of the property by County personnel during reasonable hours upon prior notice.
12. Special permits for accessory dwelling units shall be approved for a period not to exceed five (5) years from the date of approval; provided, however, that such special permits may be extended for succeeding five (5) year periods in accordance with the provisions of Sect. 012 above.
13. Notwithstanding Par. 5 of Sect. 9-012, any accessory dwelling unit approved prior to July 27, 1987 and currently valid may be extended in accordance with the provisions of this Section and Sect. 012 above.