

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TANYA H. MOTTLEY AND DARRELL G. MOTTLEY, SP 2015-LE-139 Appl. Under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit an addition 18.1 ft. from a rear lot line. Located at 6104 Lemon Thyme Dr., Alexandria, 22310, on approx. 9,189 sq. ft. of land zoned PDH-4. Lee District. Tax Map 91-1 ((25)) 40. Mr. Beard moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 3, 2016; and

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

1. The applicants are the owners of the land.
2. The lot size is 9,189 square feet.
3. The present zoning is PDH-4.
4. Staff recommends approval.
5. This proposal reflects no changes to the existing character of the residence or visual impacts on the surrounding neighborhood.
6. The applicants have read, understand, and concur with the proposed development conditions.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

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.

Ms. Theodore seconded the motion, which carried by a vote of 5-0. Mr. Hammack and Mr. Smith were absent from the meeting.

A Copy Teste:



Mary D. Padrutt, Deputy Clerk
Board of Zoning Appeals

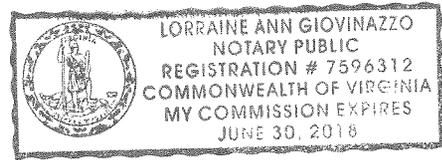
ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9th day of
February, 2016.

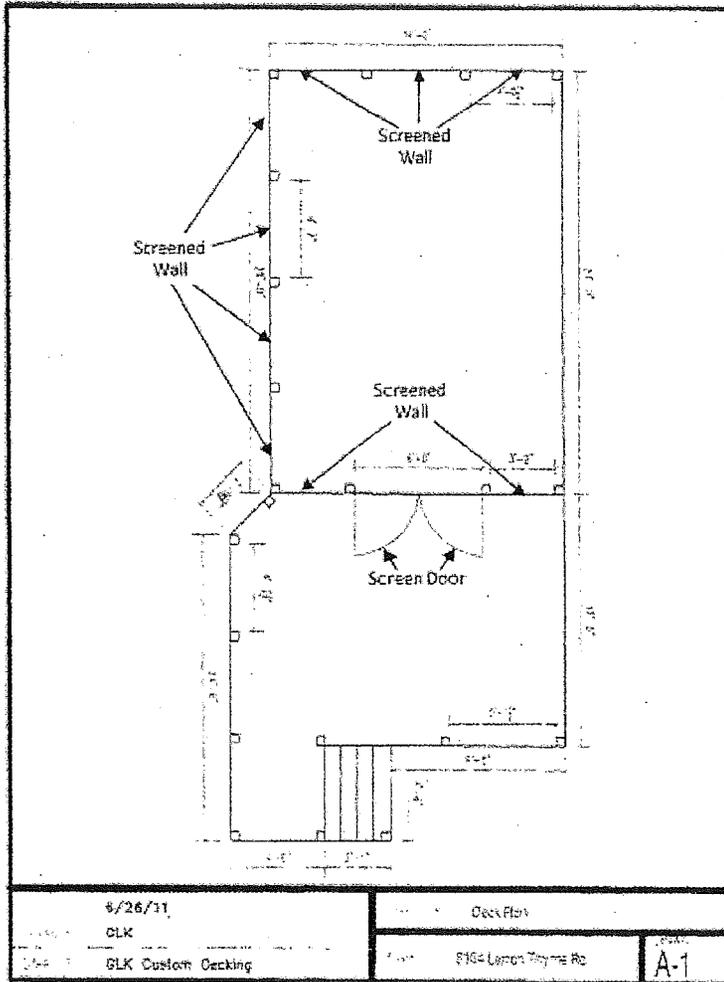
Lorraine Ann Giovinazzo
Notary Public

My commission expires: 6/30/18



ATTACHMENT 1: Architectural Plans for Proposed Conversion

Architectural Drawing



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.