

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JACK H. JETER, TR AND SUSAN B. JETER, TR, SP 2016-MV-012 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit a deck (at grade patio) to remain 2.5 ft. from a side lot line; and, to permit a reduction in certain yard requirements to permit construction of an addition 10.7 ft. from a side lot line. Located at 2003 Westfield St., Alexandria, 22308, on approx. 13,278 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((3)) (6) 17. Ms. Theodore 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 May 11, 2016; and

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

1. The applicants are the owners of the land.
2. There is a favorable staff recommendation.
3. Several letters have been received from adjacent neighbors which indicate no concern with the conversion of the existing carport.
4. The applicants have read, understand, and agree to 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 deck (at grade brick patio), and the garage addition (329 square feet, 19 feet in height, 10.7 feet from the eastern side lot line), as shown on the special permit plat titled, "Special Permit, Lot 17, Block 6, Section 3, Stratford Landing," prepared by William E. Ramsey, L.S.,

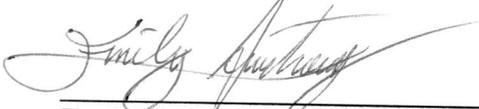
dated December 22, 2015, as revised through February 22, 2016, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (1,498 square feet existing + 2,247 square feet (150%) = 3,745 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings as shown on Attachment 1 to these conditions and consistent with materials of the existing dwelling.

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 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.

Mr. Beard seconded the motion, which carried by a vote of 5-0. Mr. Smith was absent from the meeting. Mr. Hart recused himself from the hearing.

A Copy Teste:

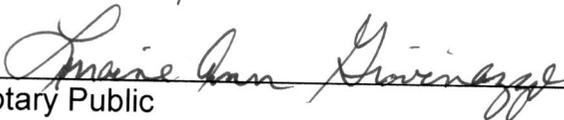


Emily J. Armstrong, Deputy Clerk
Board of Zoning Appeals

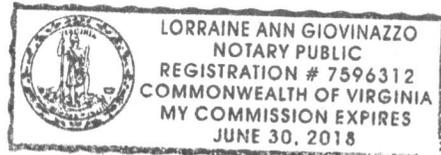
ACKNOWLEDGEMENT

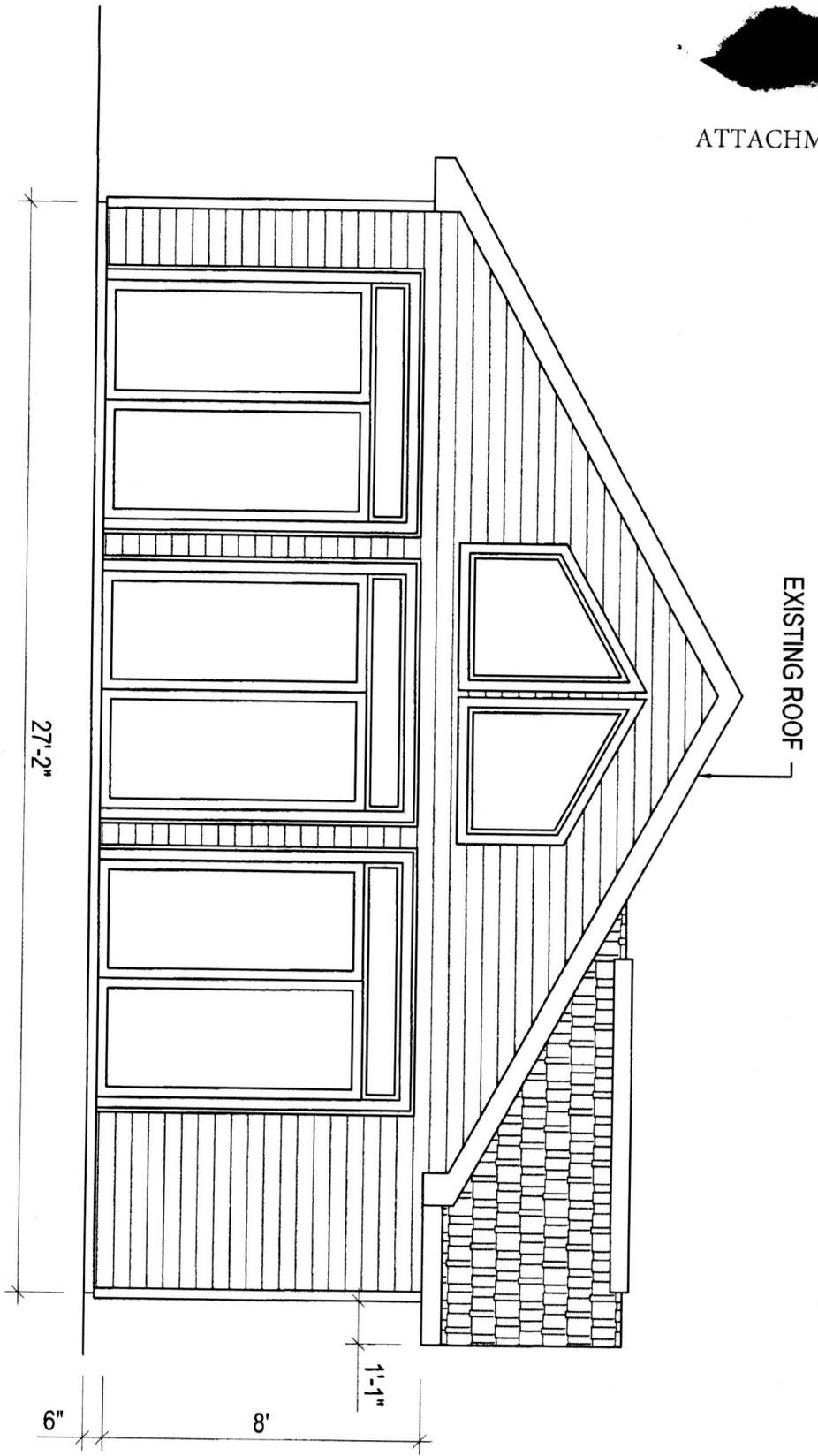
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16th day of
May, 2016.


Notary Public

My commission expires: 6/30/18





EXISTING ROOF

Home Addition:
 Mr. & Mrs.
 Jack & Susan Jeter
RESIDENCE
 2003 Westfield St.
 Alexandria, VA 22308



Job # 07010
 Date 1/28/15

DISCLAIMER
 Due to site conditions and existing conditions, the contractor is responsible for verifying all dimensions and conditions on the site. The architect is not responsible for any conditions not shown on the drawings. The contractor is responsible for obtaining all necessary permits and for the completion of framing.

RECEIVED
 Department of Planning & Zoning
 JAN 20 2016
 Zoning Evaluation Division

1
SIDE ELEVATION
 Scale: 1/4" = 1' - 0"

Sheet #
A-1



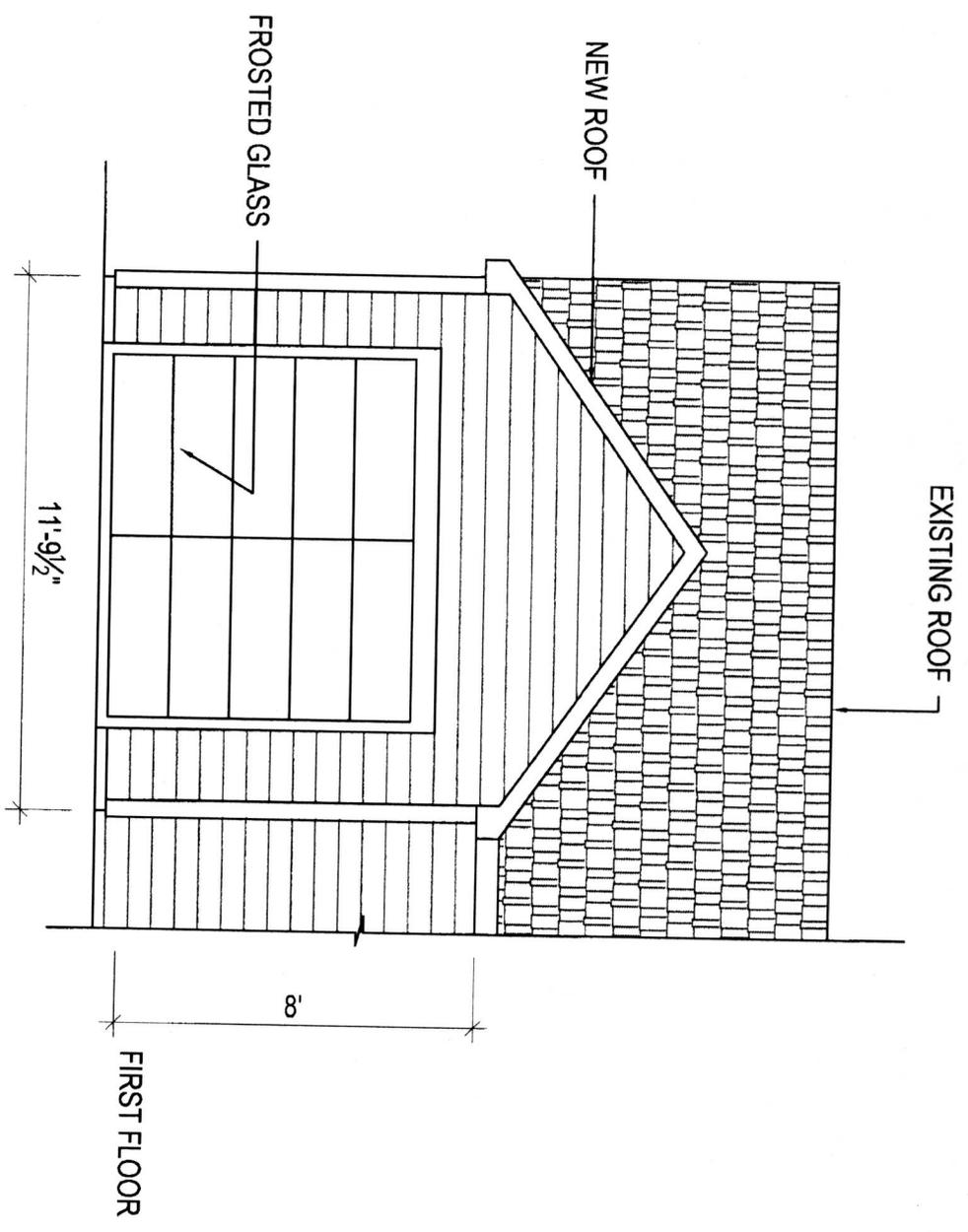
Home Addition:
 Mr. & Mrs.
 Jack & Susan Jeter
RESIDENCE
 2003 Westfield St.
 Alexandria, VA 22308

Job # 07010
 Date: 12-04-15

DISCLAIMER
 Due to site conditions and existing conditions, the architect and engineer assume no responsibility for any conditions, any form of construction, or any other matter that may arise after completion of drawing.

Drawn By: Checked By:
 Tyler Graham Susan Nazarian
 Scale: 1/4" = 1'-0"

Sheet # A-2



FRONT ELEVATION

2

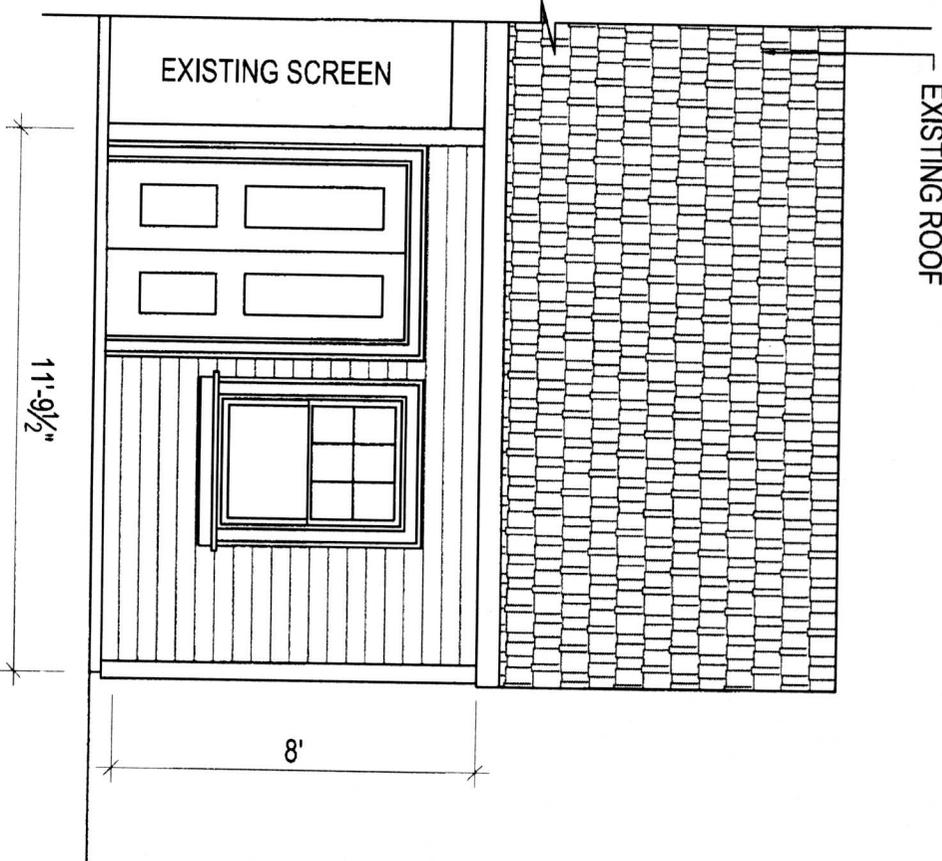
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Zoning Evaluation Division

EXISTING ROOF



1

REAR ELEVATION

Scale: 1/4" = 1' - 0"



Home Addition:
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 Jack & Susan Jeter
RESIDENCE
 2003 Westfield St.
 Alexandria, VA 22308

Job # 07010
 Date 12-04-15

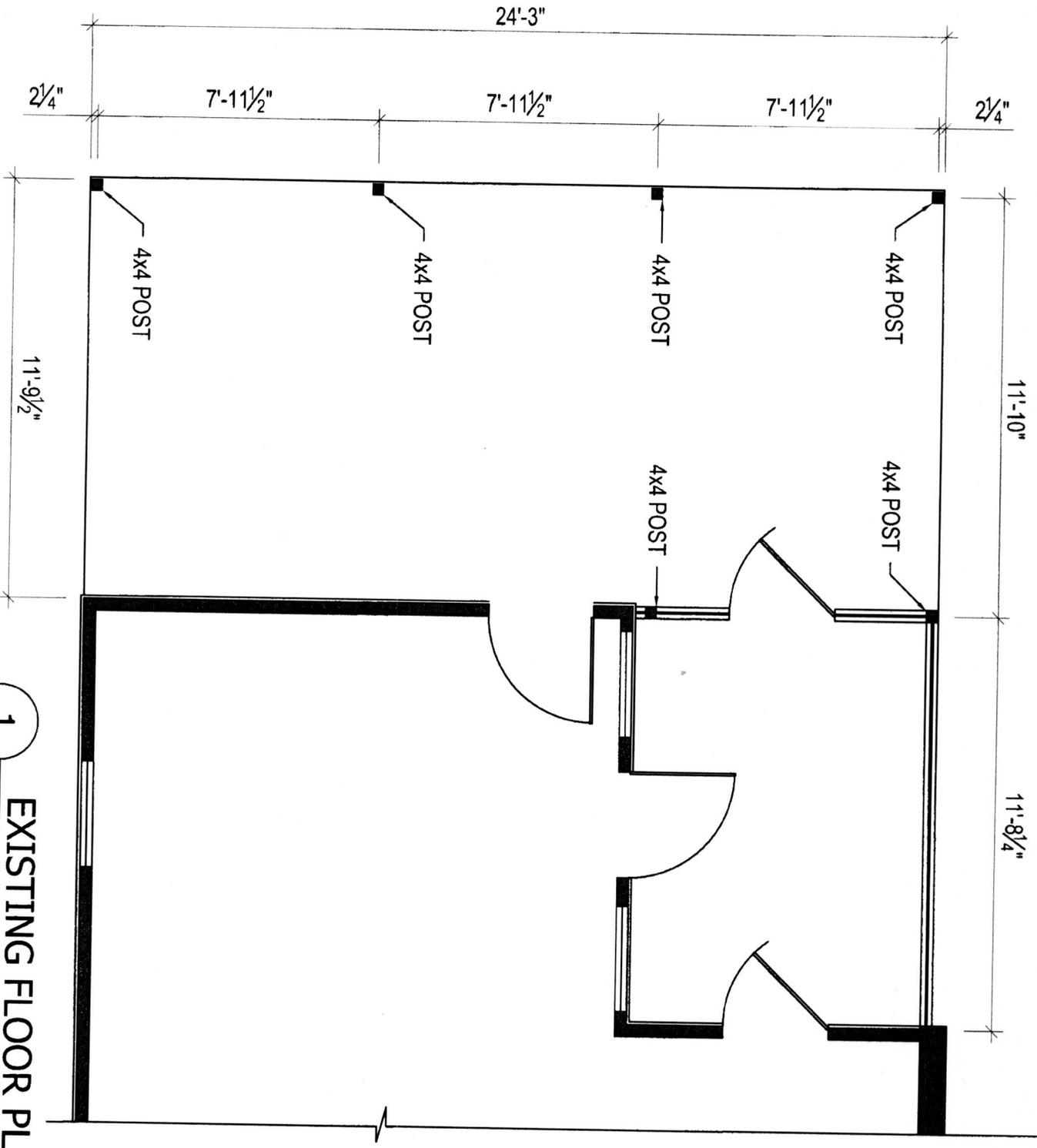
DISCLAIMER
 Due to site conditions and existing conditions, the architect is not responsible for any conditions that may exist on the site that are not shown on the drawings. The architect's responsibility is limited to the design and construction of the building as shown on the drawings. The architect is not responsible for any conditions that may exist on the site that are not shown on the drawings. The architect's responsibility is limited to the design and construction of the building as shown on the drawings.

Drawn by: _____
 Checked by: _____
 Scale: 1/4" = 1' - 0"

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JAN 20 2016

Zoning Evaluation Division



1

EXISTING FLOOR PLAN

Scale: 1/4" = 1' - 0"



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 Mr. & Mrs.
Jack & Susan Jeter
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 Alexandria, VA 22308

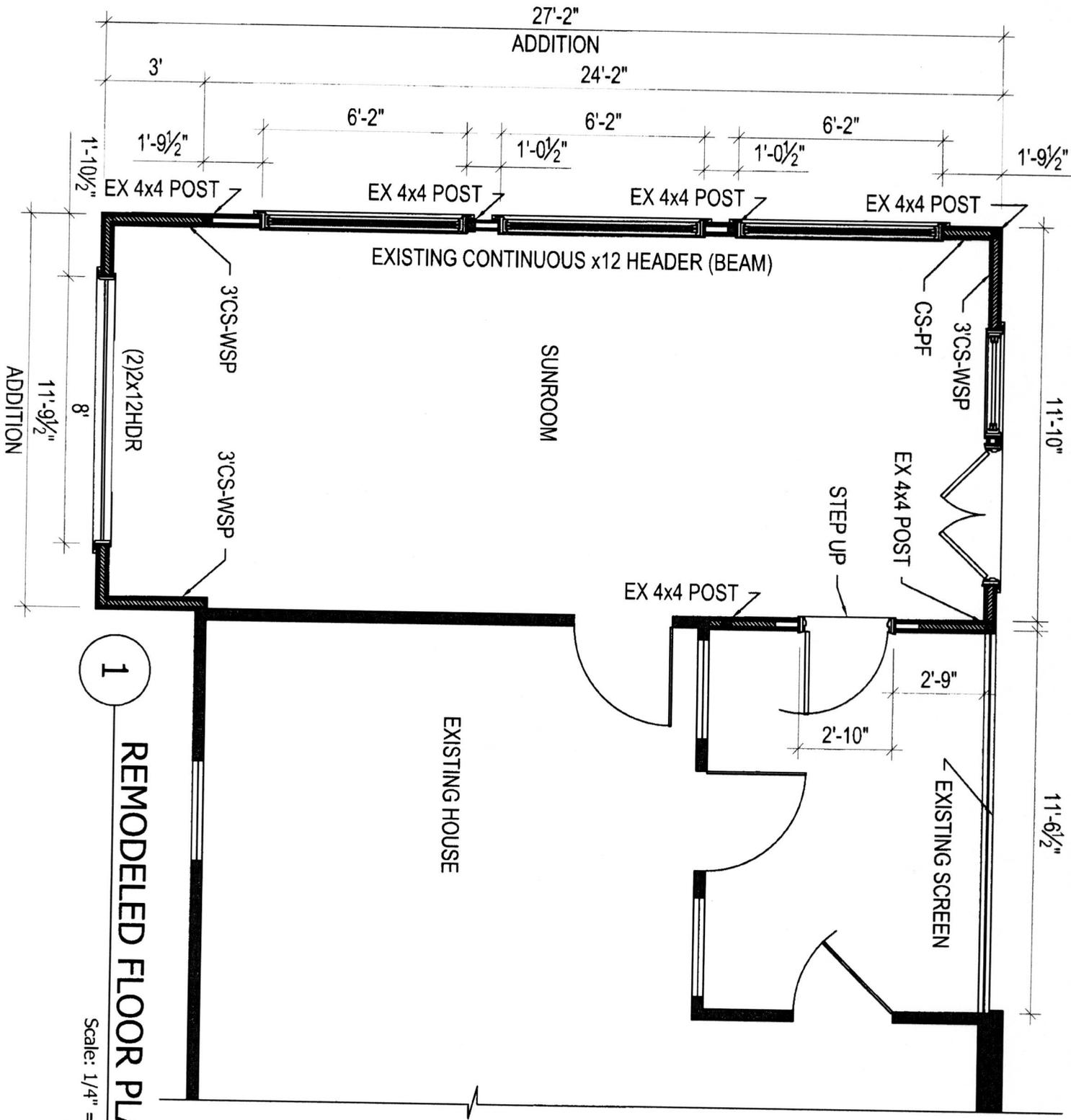
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JAN 20 2016
 Zoning Evaluation Division

DATE: 07/01/10
 TIME: 12:04:15

DISCLAIMER
 Due to site conditions and existing
 structures, the design of this project
 is based on the information provided
 by the client. The design is not
 intended to be used for any other
 purpose without the written
 consent of the architect.

Drawn By: Checked By:
 Tegan Graham Shyam Madhavan
 Scale: 1/4" = 1' - 0"

A-4



Home Addition:
Mr. & Mrs.
Jack & Susan Jeter
RESIDENCE
2003 Westfield St.
Alexandria, VA 22308

RECEIVED
Department of Planning & Zoning

JAN 20 2016

Zoning Evaluation Division

JOB # 07010
DATE 12-04-15

NOTES:
Due to site conditions and existing conditions, the architect has made adjustments to the floor plan to accommodate the existing conditions. The architect is not responsible for any conditions, site, or other information not shown on the floor plan. The architect is not responsible for any conditions, site, or other information not shown on the floor plan.

Drawn by: [Name]
Checked by: [Name]