



# County of Fairfax, Virginia

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May 18, 2016

## STAFF REPORT

### SPECIAL PERMIT SP 2016-MA-014

#### MASON DISTRICT

**APPLICANT/OWNER:** Iftikhar Khan

**STREET ADDRESS:** 3321 Wilkins Drive, Falls Church 22401

**SUBDIVISION:** Aura Heights, Lot 24

**TAX MAP REFERENCE:** 61-1 ((13)) 24

**LOT SIZE:** 13,274 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit a reduction in certain side yard requirements to permit construction of an addition 9.0 feet from the side lot line.

**STAFF RECOMMENDATION:** Staff recommends denial of SP 2016-MA-014. However, should the BZA choose to approve this application, staff recommends it do so 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.

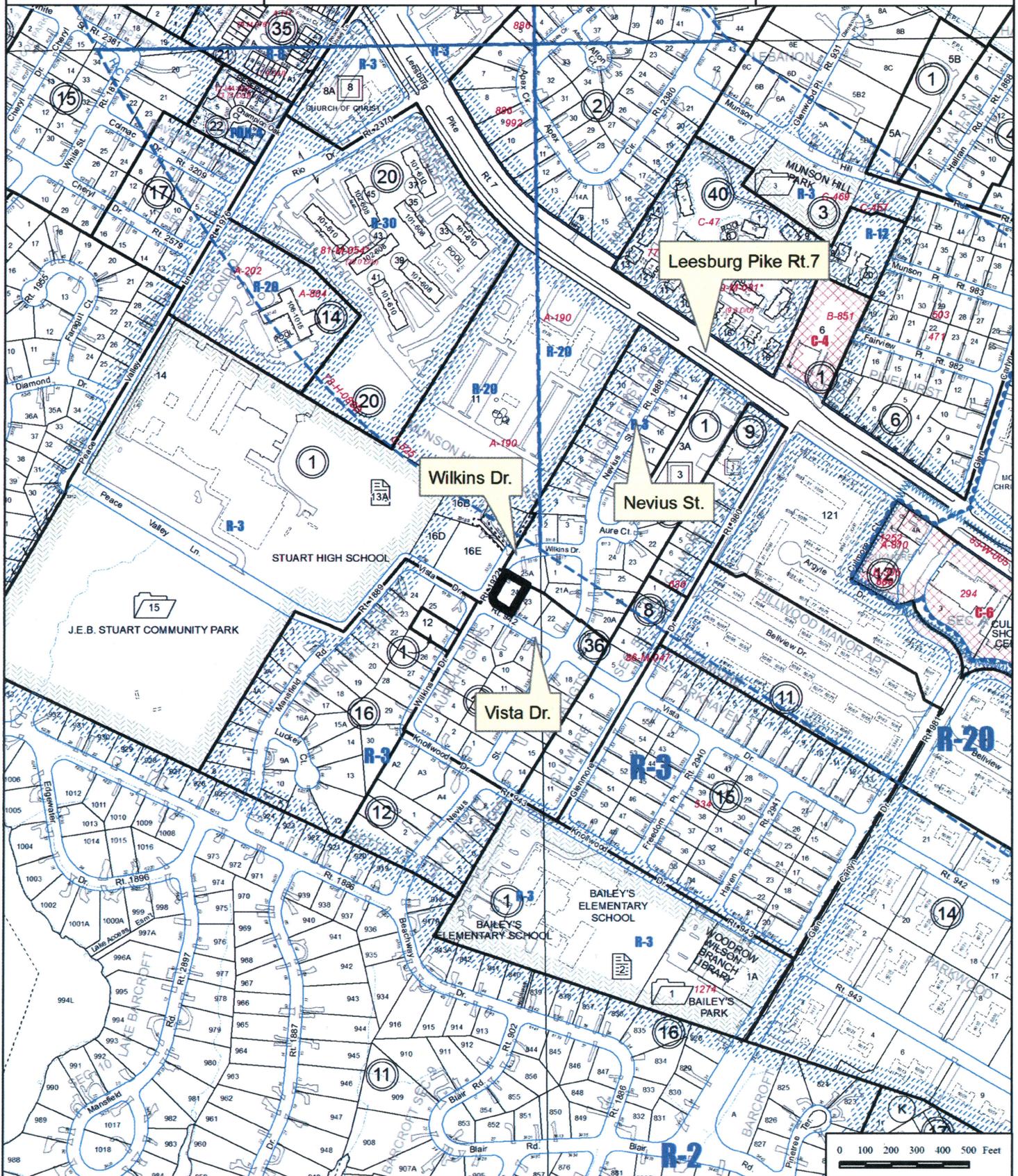
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

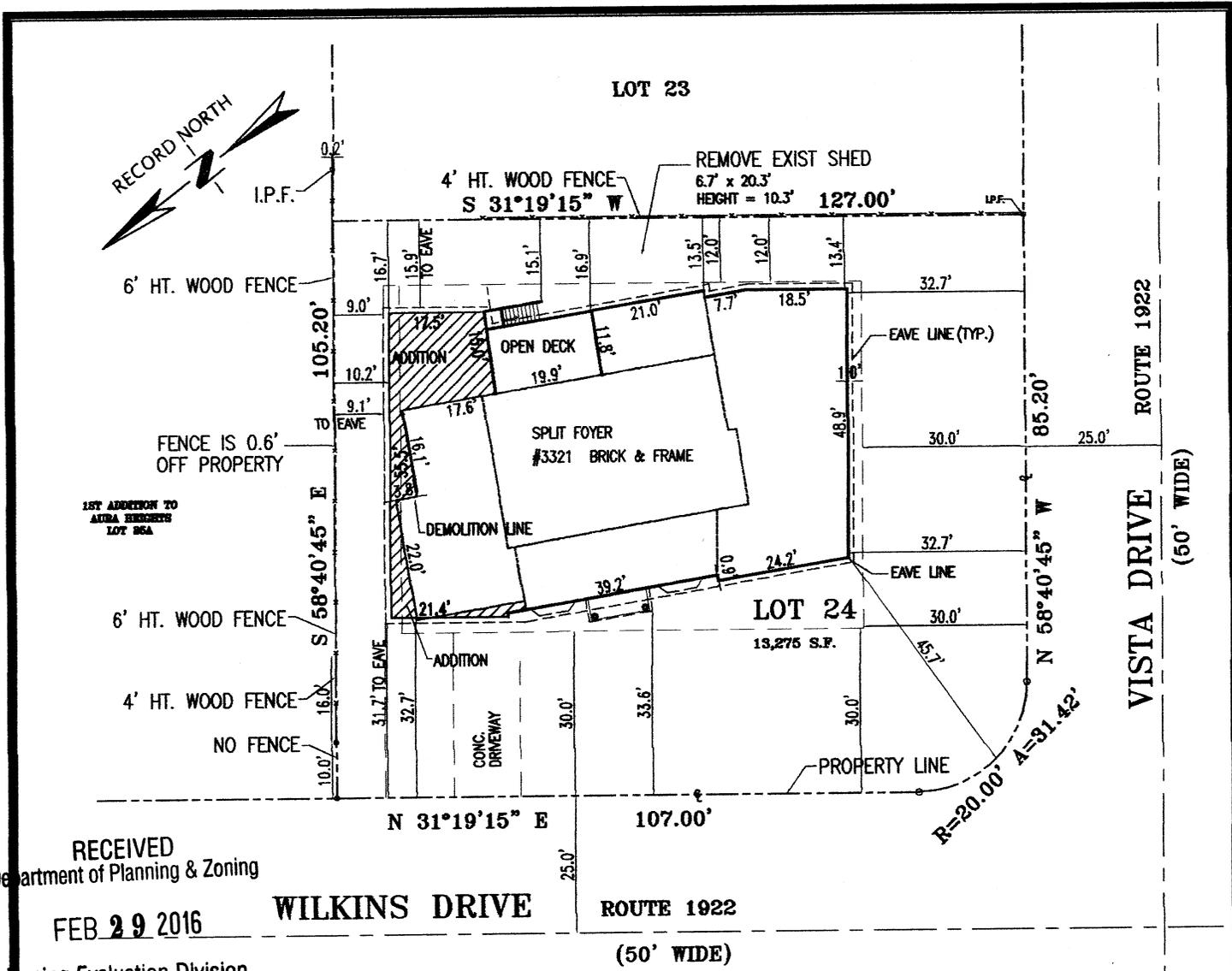


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



# Special Permit SP 2016-MA-014 IFTIKHAR KHAN





RECEIVED  
 Department of Planning & Zoning  
 FEB 29 2016  
 Zoning Evaluation Division

WILKINS DRIVE  
 ROUTE 1922  
 (50' WIDE)

NOTES:

- TAX MAP: 0611-13-0024
- ZONE: R-3 (RESIDENTIAL 3DU/AC)
- LOT AREA: 13,275 SF ( 0.3047 ACRE)
- REQUIRED YARDS.  
 FRONT = 30 FT  
 SIDE = 12 FT
- BUILDING HEIGHTS.  
 EXISTING DWELLING = 19 FT (MIDPOINT OF ROOF)  
 PROPOSED ADDITION = 21.7 FT
- a EAVE = 12 INCH
- b EXISTING FLOOR LEVEL = 1.2 FT ABOVE FRONT GROUND
- c EX. OPEN DECK LEVEL = 8.6 FT ABOVE BASEMENT
- THIS PROPERTY SERVED WITH PUBLIC WATER & SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITE OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.

- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS AND IS AERIAL.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREA ON THIS PROPERTY.

12. AREA:

EX. OPEN DECK	=	238 SF
EX. BASEMENT	=	1,283 SF
EX. FIRST FLOOR	=	4,075 SF
EX. GROSS FLOOR AREA	=	5,358 SF
PROP. BASEMENT ADDN	=	400 SF
PROP. FIRST FLOOR ADDN	=	534 SF
PROP. GROSS ADDITION AREA	=	934 SF

EX. F.A.R.: EX. G.F.A. (5,358) / LOT AREA (13,275) = 0.40  
 PROP. ADDITION: 934 SF / EX. G.F.A. (5,358) = 0.174  
 PROP. GROSS FLOOR AREA: 934 + 5,358 = 6,292 SF  
 PROP. F.A.R.: PROP. G.F.A.(6,292)/LOT AREA (13,275) = 0.473

SPECIAL PERMIT PLAT

NOTES:

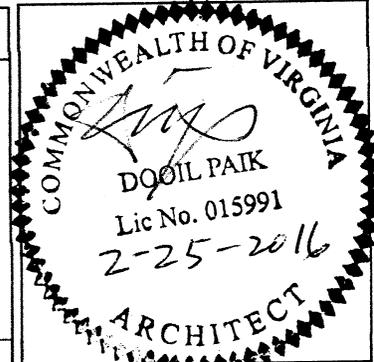
- "NO" PROPERTY CORNER MONUMENTS SET. REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA;
- THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
- THIS IS NOT A BOUNDARY SURVEY, PROPERTY CORNER MONUMENTS ARE NOT GUARANTEED. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS (IF ANY) OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND THE DESIGN OR CONSTRUCTION OF ANY OTHER IMPROVEMENTS.

LEGEND

- = IRON PIPE FOUND
  - x- = FENCE
  - CHIM = CHIMNEY
  - OHW = OVERHEAD WIRE
- REVISION
- △ 10/16/2015 PER COMMENT
  - △ 2/18/2016 PER COMMENT
  - △ 2/25/2016 PER COMMENT

HOUSE LOCATION SURVEY

LOT 24  
 AURA HEIGHTS  
 DEED BOOK 1216 PAGE 219  
 MASON MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



OWNER: IFTIKHAR KHAN  
 DATE: MAY 19, 2015  
 SCALE: 1" = 30'  
 DEED BOOK 15294 PAGE 0084

GG DESIGN/BUILD  
 3615 CHAIN BRIDGE RD. SUITE H  
 FAIRFAX, VIRGINIA 22030  
 PHONE: (571)228-0050

DRAWN BY: D.B.T. CHECKED BY: D.B.T.

## SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a reduction in the side yard requirement to allow construction of an addition that would encroach three (3) feet into the minimum required side yard.



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

A copy of the special permit plat, entitled “House Location Survey, Lot 24 Aura Heights,” prepared by Dooil Park, Licensed Architect of GG Design Build dated May 19, 2015, most recently revised February 25, 2016 and received February 29, 2016, 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 proposed floor plans, and the affidavit are provided in Appendices 1-3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 13,274-square foot subject property is located on Wilkins Drive in the Aura Heights neighborhood of Falls Church, about 900 feet south of Leesburg Pike (Rt. 7) and just east of J.E.B. Stuart High School.

The property was originally developed in 1957 with a single family detached dwelling. A substantial renovation was completed in 1975, and then the current applicant constructed

an addition replacing the attached garage in 2008. As of October 2015, the property had a 3,152 square foot residence with 4 bedrooms and 4 bathrooms, according to Tax Administration records. The applicant is currently constructing a substantial by-right residential addition on the south side of the residence (as denoted on the special permit plat, below) which remains in progress.

The surrounding community was developed with modest single family residences in the 1950s, but has seen some additions for garage and other extensions. The property across Wilkins Drive from the subject property is a significantly larger, one-story residence on a 1 acre lot.

## **BACKGROUND AND HISTORY**

As mentioned above, the single family dwelling on the subject property was constructed as a two-story split level rancher in 1957, substantially renovated in 1975, and then a series of additions were constructed including the 2008 addition.

The applicant has appeared before the BZA on two prior occasions, once for the replacement of a 2-car garage with an ADU, and the second with a proposed modification of the ADU conditions of approval. The original application SP 2009-MA-097, was approved by the Board on January 6, 2010 but was limited by condition to only allow for occupancy by the applicant's father-in-law. The applicant filed SPA-MA-097 to amend the development conditions to remove the limitation on the occupancy but was denied by the Board on May 23, 2012, and the original special permit approval subsequently expired. Both resolutions are provided in Appendix 4. The current application is the first for the property involving a request to reduce minimum yards.

## **DESCRIPTION OF THE APPLICATION**

The applicant requests special permit approval to permit a reduction in the minimum side yard to construct an addition onto the north side of the existing residence, replacing the 2008 addition. The requested reduction is for a side yard of 9.0 feet (including the eave), which is a reduction of 3.0 feet or 25% from the required 12-foot side yard in the R-3 District.

The proposed addition would be a net increase of 934 square feet, and would result in a total dwelling size of 6,054 square feet of gross floor area (GFA). Note that the permitted building footprint is essentially built out, and the request is to extend that footprint another three feet to the north.

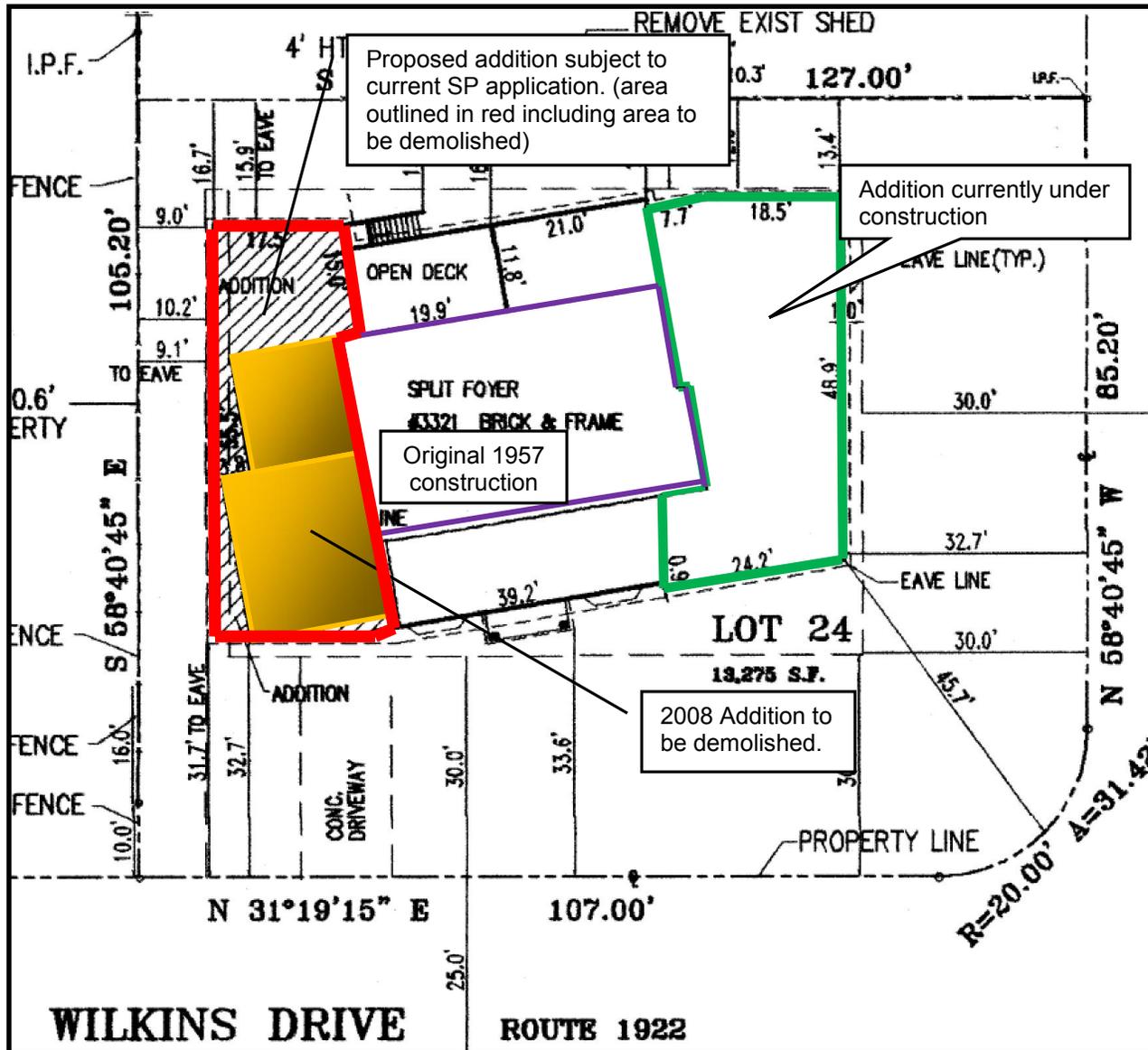


Figure 2: Special Permit Plat, partial, showing existing condition. Source: Applicant.

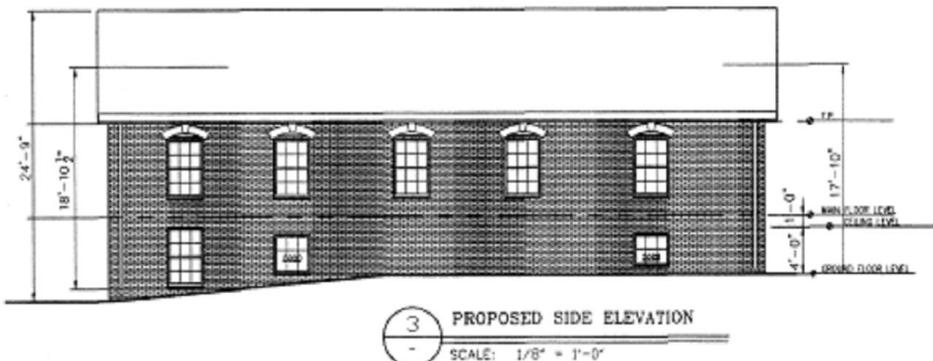
The plat drawing shown in Figure 2, above, has been modified to provide orientation. The remaining part of the original 1957 residence is labeled in the center. A front porch and rear kitchen and covered deck were constructed in 2014-2015. The 2008 addition (which replaced the original attached garage) is shown in shaded format. This addition was originally designed to comply with the minimum side yard but the Special Permit Plat shows that it is actually 11.1 feet from the side lot line. This encroachment can be remedied with an administrative approval of an error in building location, given that it is less than 10 percent of the minimum required side yard, unless this special permit request is approved.

The proposed addition (in red outline on the left side of Figure 2, including the area to be demolished) is intended to match the design of the portion currently under construction, which is on the right side in Figure 2 (in green outline). The overall impact of the total construction is to increase the size of the residence from 4 bedrooms to 9 bedrooms. The

result of the construction will be to create a symmetry of the design of the residence, with two matching “wings” separate by the central common area (where the main living areas including the kitchen are located).



**Figure 3:** Proposed architectural rendering from front. Full copies are included in Appendix 2. Source: Applicant.



**Figure 4:** Proposed architectural renderings for side of requested reduction. Source: Applicant.



**Figure 5:** Proposed architectural rendering for rear showing area of requested reduction. Source: Applicant.

Figures 3-5 provide the architectural design intention of the proposed addition, which is to match the opposite side currently under construction. The proposed addition will increase

the size of the residence from the existing/currently under construction residence of 5,358 square feet of gross floor area (GFA) up to a total of 6,292 square feet GFA, an increase of 17.4 percent. The total floor area ratio (FAR) for the property would be 0.473 if approved by the BZA.

**ANALYSIS**

**Comprehensive Plan Provisions**

Plan Area: I  
 Planning District: Baileys  
 Planning Sector: Barcroft (B5)  
 Plan Map: Residential

The Comprehensive Plan does not provide a specific recommendation for the subject property but does note that this area is planned for infill residential of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

**ZONING ORDINANCE REQUIREMENTS** (Appendix 6)

The subject property is zoned R-3, which has the following lot size and bulk regulations.

Bulk Standards (R-3)		
Standard	Required	Provided
Minimum Lot Size	10,500 sf.	13,274 sf.
Minimum Lot Width	100 feet (corner lot)	107 feet (Wilkins Drive) 85.2 feet (Vista Drive)
Maximum Building Height	35 feet	24.7 feet existing and proposed
Minimum Front Yard	30 feet	32.7 feet (both)
Minimum Side Yard #1	12 feet	<b>9.0 feet proposed</b>
Minimum Side Yard #2 (Rear Yard)	12 feet	13.4 feet

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 side yard to 9.0 feet to allow construction of an addition to the residence.

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

<p><b>Standards 1 &amp; 2</b> Comprehensive Plan/ Zoning District</p>	<p>The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District allows a reduction in minimum required yards with special permit approval.</p>
<p><b>Standard 3</b> Adjacent Development</p>	<p>The neighboring lots have similar kinds of dwellings, albeit smaller in scale and not maximizing the buildable footprint as allowed in the R-3 District. This request would be to allow for something that has not been requested previously in the neighborhood to increase the intensity on a site already more intense than the surrounding properties.</p>
<p><b>Standard 4</b> Pedestrian/ Vehicular Traffic</p>	<p>An increase in the number of bedrooms in the residence could lead to a slight increase in traffic. In staff’s opinion, the proposed use does not conflict with existing and anticipated traffic in the neighborhood, though it could increase the amount of on-street parking in the vicinity.</p>
<p><b>Standard 5</b> Landscaping/ Screening</p>	<p>The existing landscaping adjacent to the proposed addition is located on the adjacent property. There should be minimal impact provided the applicant takes appropriate measures to minimize soil disturbance to prevent damage to tree roots, including providing tree protection fencing prior to beginning construction, should the special permit be approved.</p>
<p><b>Standard 6</b> Open Space</p>	<p>There is no prescribed open space requirement on individual lots in the R-2 District.</p>
<p><b>Standard 7</b> Utilities, Drainage, Parking, and Loading</p>	<p>The proposed changes would not result in any impact on the public utilities or drainage patterns, as the addition is essentially replacing existing concrete walkways along the north side yard. The surrounding area may see an increase in the amount of on-street parking as a result of this proposed addition.</p>
<p><b>Standard 8</b> Signs</p>	<p>No signage is proposed.</p>

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

<p><b>Standard 1</b> Lot Size and Bulk Regulations</p>	<p>The bulk regulation for the minimum required side yard is requested to be modified with the special permit application. The subject property conforms to all other lot size and bulk regulations in the R-3 District.</p>
<p><b>Standard 2</b> Performance Standards</p>	<p>The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.</p>

<p><b>Standard 3</b> Site Plan</p>	<p>The proposed addition will not disturb more than 2,500 square feet, therefore no additional site plan requirements are required. It should be noted that existing construction on the site already required compliance with site plan requirements, and DPWES will review the proposed addition for additional measures at the time of building permit application.</p>
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**Standards for Reduction of Certain Yard Requirements (8-922)**

<p><b>Standard 1</b> Yard Requirements Subject to Special Permit</p>	<p><i>A. Minimum required yards – Yards not less than 50% of the requirement and not less than 5 feet:</i> The proposed addition would be located 9.0 feet from the side lot line. The required side yard in an R-3 district is 12 feet, resulting in a reduction of 3.0 feet, or 25%.  <i>B. Pipestem lots- N/A</i>  <i>C. Accessory structure locations – N/A</i>  <i>D. Extensions into minimum required yards allowed by Sect. 2-412: N/A</i></p>
<p><b>Standard 2</b> Not a Detached Structure in a Front Yard</p>	<p>The application does not propose a detached accessory structure.</p>
<p><b>Standard 3</b> Principal Structure that Complied with Yard Requirements When Established</p>	<p>At the time of original construction in 1957, the original dwelling complied with the yard requirements then in place. The 2008 addition complied with the minimum requirements for the front yard but encroaches on the side yard by 0.9 feet, though this can be approved administratively as an error in building location given that it is less than 10 percent of the minimum side yard. The additions approved and under construction are in compliance with the minimum yard requirements.</p>
<p><b>Standard 4</b> Addition No More than 150% of Existing Gross Floor Area (GFA)</p>	<p>The proposed addition totals 934 square feet GFA, of which 166.5 square feet would extend into the minimum required side yard. The net increase in GFA is about 17.4% of the existing GFA of 5,358 square feet.</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 as designed would create symmetry in the appearance of the residence as viewed from the street. However, the existing residence has already maximized the permitted buildable footprint of the property and the outward appearance appears to be the applicant's primary justification for this request.</p>

<p align="center"><b>Standard 7</b> Construction Harmonious with Off- Site Development</p>	<p>The neighborhood consists of single family detached dwellings of a similar vintage to the mid-1950s split level ranch dwelling originally located on the subject property. The by-right addition under construction is changing the basic design of the residence. As noted above, there have been no other requests for yard reductions in the neighborhood, and the subject property is already more intense than surrounding properties. However, the proposed addition is only marginally closer to the side lot line than what is existing, and would be adequately screened by existing landscaping on the neighbor's property.</p>
<p align="center"><b>Standard 8</b> Construction Shall Not Adversely Impact Adjacent Properties</p>	<p>Staff does not anticipate significant increases in runoff, though measures should be taken to reduce runoff through appropriate downspouting and diversion to existing stormwater facilities.</p>
<p align="center"><b>Standard 9</b> Represents the Minimum Amount of Reduction Necessary</p>	<p>In staff's opinion, the need for the proposed encroachment into the side yard is generated entirely by aesthetic concerns, and not by a functional or structural issue. The applicant could construct a conforming addition on the north side of the residence and achieve about the same amount of usable space. Thus, the minimum amount of reduction in this case is zero, and staff does not believe this standard has been met.</p>
<p align="center"><b>Standard 10</b> BZA May Impose Conditions</p>	<p>Proposed development conditions are included in Appendix 1.</p>
<p align="center"><b>Standard 11</b> Submission Requirements</p>	<p>A copy of the plat is included in the beginning of this report.</p>
<p align="center"><b>Standard 12</b> Architectural Elevations</p>	<p>Proposed elevation drawings are included as an attachment to the proposed development conditions in Appendix 1.</p>

## CONCLUSION

Although the applicant is requesting only a three foot reduction in the required side yard, staff does not believe that adequate justification is provided to satisfy the standards in Section 8-922. Specifically, Standard 9 is not met, as the applicant's proposal is essentially triggered by a desire to achieve a particular architectural design, rather than a need caused by some deficiency in the existing residence or the lot.

## RECOMMENDATION

Staff recommends denial of SP 2016-MA-014 for the construction of the addition. However, if the BZA should choose to approve this application, staff recommends that it

do so 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 Renderings
3. Applicant's Affidavit
4. Special Permit Resolutions SP 2009-MA-097 and SPA 2009-MA-097
5. Building Permit Information
6. Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2016-MA-014****May 18, 2016**

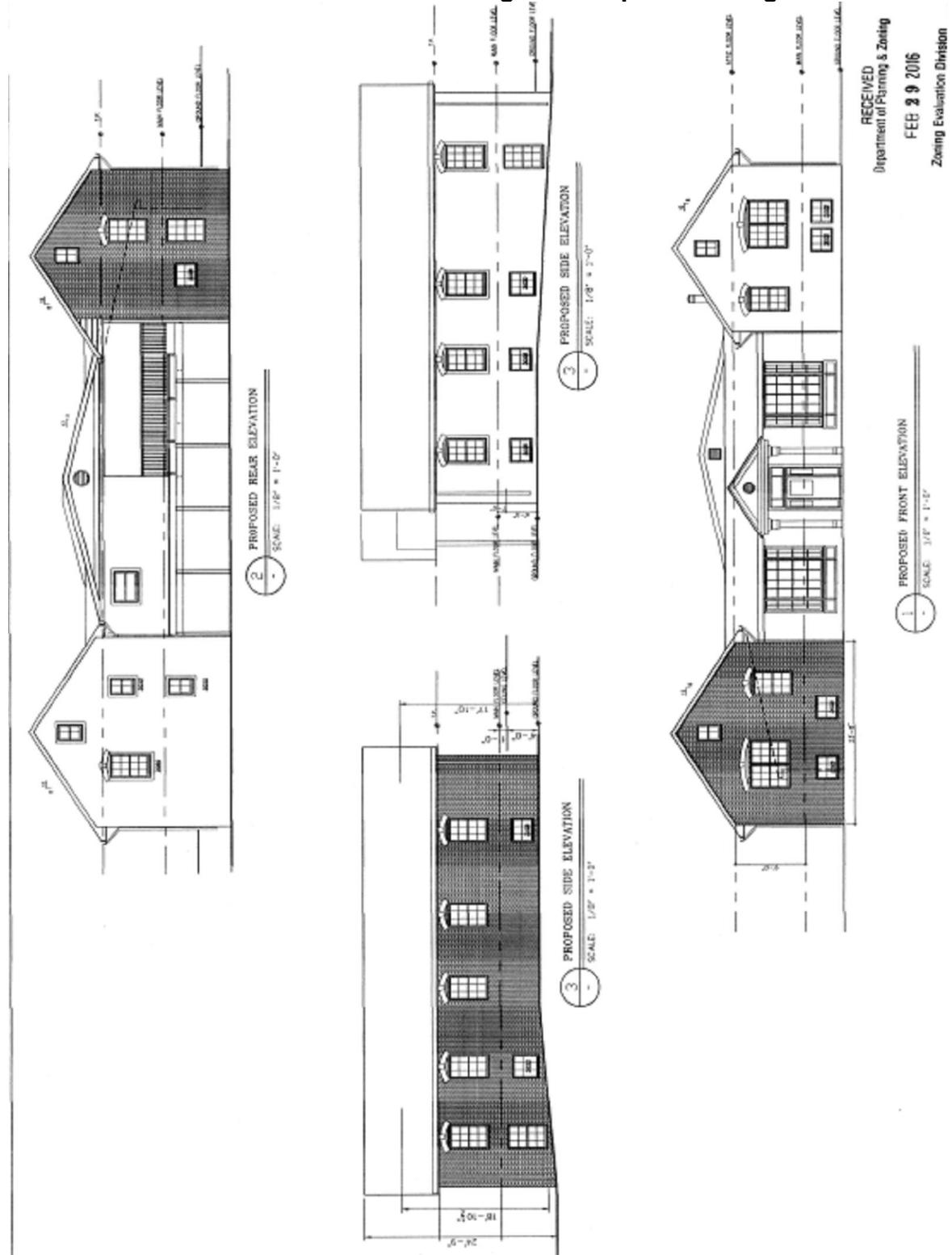
If it is the intent of the Board of Zoning Appeals to approve SP 2016-MA-014 located at Tax Map 61-1 ((13)) 24 to permit reduction of certain yard requirements pursuant to Sects. 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance 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 "House Location Survey, Lot 24 Aura Heights," prepared by Dooil Park, Licensed Architect of GG Design Build dated May 19, 2015, most recently revised February 25, 2016 and received February 29, 2016, 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 (5,358 square feet existing + 8,037 square feet (150%) = 13,395 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 and the rendering as shown on Attachment 1 to these conditions.
5. The applicant shall install tree protection fencing adjacent to the area of construction prior to commencing site work, and maintain tree protection fencing over the duration of construction.

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 Renderings for Proposed Garage Addition**



## Statement of Justification

SPECIAL PERMIT APPLICATION – Iftikhar Khan

SP 2015-0182 ITEM

### STATEMENT OF JUSTIFICATION

AGENT: Young Soo Kim

TAX MAP NO.: 0611 13 0024

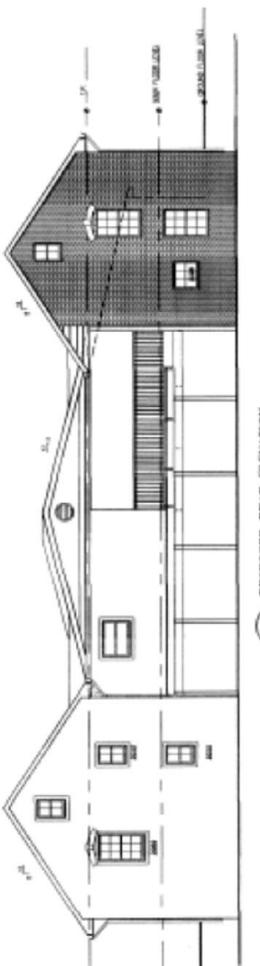
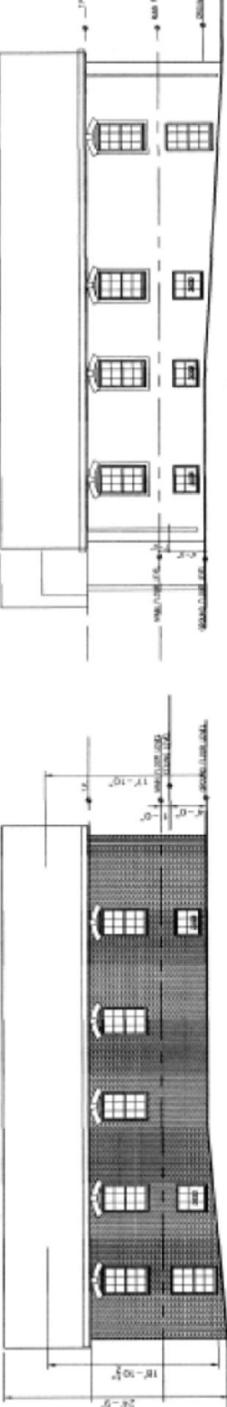
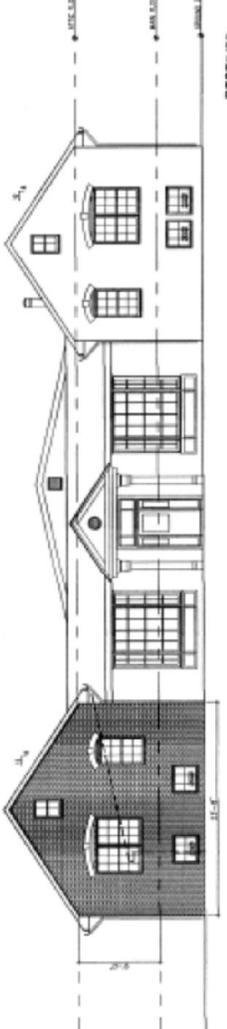
FEBRUARY 25, 2016

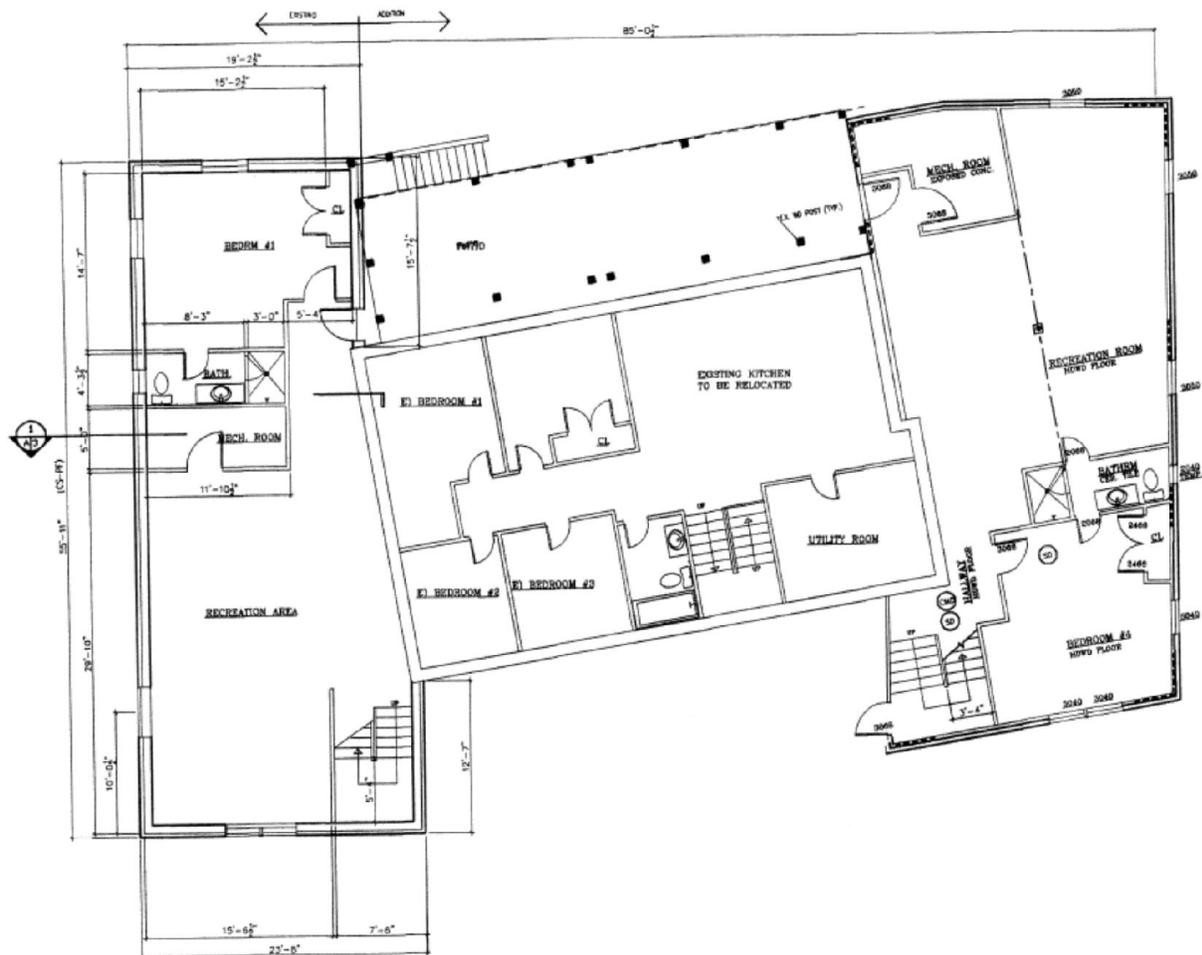
RECEIVED  
Department of Planning  
FEB 29 2016  
Zoning Evaluation Unit

The proposed project is a residential home addition located at 3321 Wilkins Drive, Falls Church, VA 22041. Specific descriptions of the architecture are included in the plat and elevation diagram. The existing structure is 12' 6" in height and the expected height of the structure with the addition is 24' 9". No hazardous or toxic substances will be used, including petroleum products. The project will conform to the regular building code and regulations.

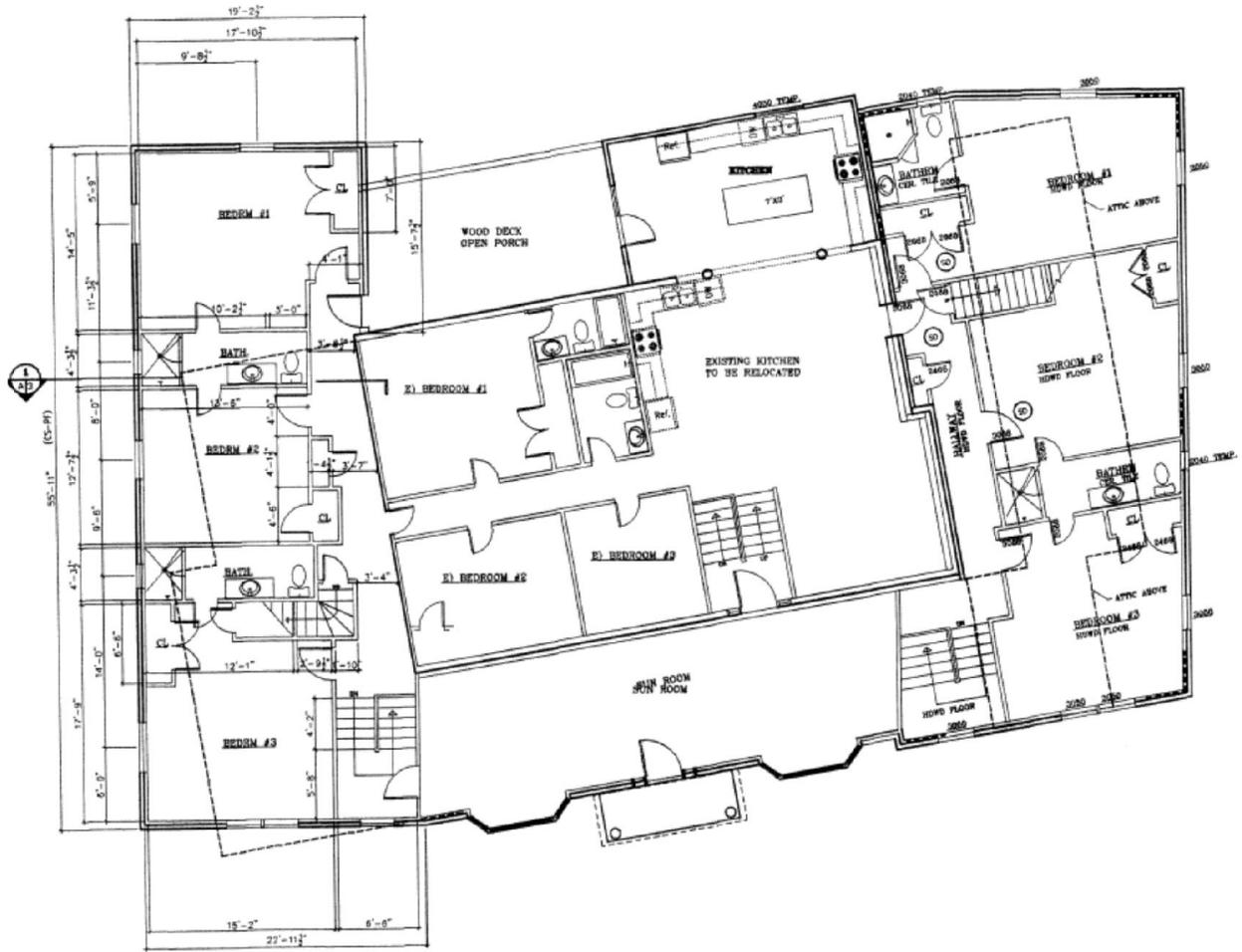
In the proposed development, the resulting gross floor area of the existing principal structure is 5,358 square feet. The expected addition is 934 square feet, resulting in an overall 6,292 square feet, which is within the 150 percent total gross floor area of the principal structure that existed at the time of the first expansion request. All the materials of the addition will match the materials of the existing principal structure. The addition project shall be in character and harmonious with the existing development in location, height, scale, and topography evident in the updated plat and elevation diagram. There is no observable evidence of a grave site and/or resource protection areas on this property. There shall be no adverse impact of the use and/or enjoyment of any adjacent property with regards to noise, light, air, erosion, and stormwater runoff.

# Architectural Renderings (outside and inside)

 <p style="font-size: 8px;">ARCHITECTURAL FIRM 1234567890 1234567890</p>	<p>3321 Wilkins Drive, Falls Church, Virginia</p>	<p>DATE: 02/09/2016 DRAWN: J. SMITH CHECKED: M. JONES SCALE: 1/8" = 1'-0"</p>
 <p><b>2</b> PROPOSED REAR ELEVATION SCALE: 1/8" = 1'-0"</p>	 <p><b>3</b> PROPOSED SIDE ELEVATION SCALE: 1/8" = 1'-0"</p>	 <p><b>1</b> PROPOSED FRONT ELEVATION SCALE: 1/8" = 1'-0"</p>
<p>RECEIVED Department of Planning &amp; Zoning FEB 9 2016 Zoning Evaluation Division</p>		



1 BASEMENT FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



2 UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**Selected Photographs of Subject Property**



Front of Residence



Side yard of requested reduction



Side yard in detail



Rear area of proposed addition



Back corner adjacent to proposed addition, showing adjacent property



Rear yard property line



Existing side yard, location of proposed addition



Rear yard perspective of proposed addition area. Existing addition to be demolished prior to new addition.

43



Perspective shot of existing rear yard.



The existing residence as of July 2015.



# 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:** June 26, 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 2015-0182

**REF.:** 130235

RECEIVED  
 Department of Planning & Zoning  
 JUN 29 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

Iftikhar Khan

Affidavit Date of Oath

5/16/15

Attachment

130235 (D)

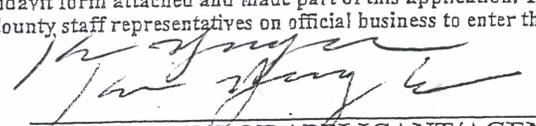


COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SP 2016-MA-014  
(Staff will assign)

RECEIVED  
Department of Planning & Zoning  
JUN 15 2015  
Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT  
(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	IFTIKHAR KHAN	
	MAILING ADDRESS	3321 Wilkins Drive, Falls Church, VA	
	PHONE HOME ( )	WORK ( )	
	PHONE MOBILE	(202) 250-4323	
PROPERTY INFORMATION	PROPERTY ADDRESS	3321 Wilkins Drive, Falls Church, VA	
	TAX MAP NO.	0611 13 0024	SIZE (ACRES/SQ FT) 13,274
	ZONING DISTRICT	R-3 (Residential 3 DU/AC)	MAGISTERIAL DISTRICT MASON Dist. #1
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:		
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION	8-922	
	PROPOSED USE	To build an addition to a residential home within the setback of the property.	
AGENT/CONTACT INFORMATION	NAME	YOUNG SOO KIM	
	MAILING ADDRESS	9503 Old Creek Drive, Fairfax, VA	
	PHONE NUMBER	HOME 703-635-9190	WORK 571-477-5996
	PHONE NUMBER	MOBILE 703-635-9190	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" 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>			
<u>Young Soo Kim</u> TYPE/PRINT NAME OF APPLICANT/AGENT		 SIGNATURE OF APPLICANT/AGENT	

SP 2015-0182

DO NOT WRITE IN THIS SPACE

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

6

Application No.(s): SP 2016-MA-014  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 16<sup>th</sup>, 2015  
(enter date affidavit is notarized)

130235

I, YOUNG SOO KIM, 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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
IFTIKHAR KHAN	3321 WILKINS DRIVE FALLS CHURCH, VA 22401	<b>APPLICANT/TITLE OWNER</b>
YOUNG SOO KIM (sole proprietorship) Comet Construction, Inc.	9503 Old Creek Drive Fairfax, VA 22032	<b>AGENT</b>

(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 2016-MA-014  
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**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 16th, 2015  
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130235

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)

Comet Construction, Inc  
(sole proprietorship)

**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)

YOUNG SOO KIM

(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 2016-MA-014

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 16th, 2015  
(enter date affidavit is notarized)

130235

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): SP 2016-MA-014  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: May 16th, 2015  
(enter date affidavit is notarized)

130235

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-2016-MA-014  
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

130235

DATE: May 16th, 2015  
(enter date affidavit is notarized)

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

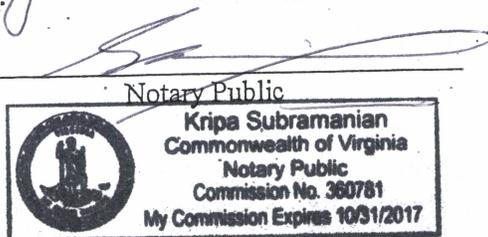
[Signature]  
[X] Applicant's Authorized Agent  
Youngsoo Kim

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16<sup>th</sup> day of May, 2015, in the State/Comm. of VIRGINIA, County/City of Fairfax.

My commission expires:

10/31/2017



OWNER CONSENT / AGENT AUTHORIZATION STATEMENT

To Whom It May Concern:

I/We, IFTIKHAR KHAN, the undersigned applicant and/or title owner(s) of the property identified below, do hereby authorize Young See Kim, to act as agent(s) in the furtherance of an application for a special permit on my/our property located at: 3321 Wilkins Drive Falls Church, VA Tax Map No. 0611 13 0024.

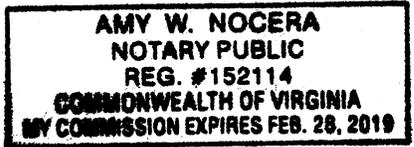
Thank you in advance for your cooperation.

APPLICANT/TITLE OWNER

Date: 6.08.15 By: [Signature]

COMMONWEALTH/STATE OF: VIRGINIA  
CITY/COUNTY OF: Fairfax, TO WIT:

The foregoing instrument was acknowledged before me this 8th day of June, 20 15, by IFTIKHAR KHAN.  
(Signor)



[Signature]  
Notary Public (Signature)  
Notary Registration No. 152114  
My Commission Expires: 2/28/19

AFFIX NOTARY SEAL/STAMP

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE OWNER, SIGNATURES MAY CONTINUE ON NEXT PAGE.



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 24, 2010

Iftikhar Khan  
3321 Wilkins Drive  
Falls Church, VA 22041

Re: Special Permit SP 2009-MA-097 – Iftikhar Khan  
3321 Wilkins Drive, Aura Heights  
Tax Map Ref: 61-1 ((13)) 24  
Zoning District: R-3

Dear Mr. Khan:

A review of the above-referenced special permit indicates that the use has not yet been established for the accessory dwelling unit approved as part of SP 2009-MA-097. Further, our records indicate that building permit #100250046 to add a second kitchen to the accessory dwelling unit has not received a building inspection to date. In accordance with Sect. 8-015 of the Zoning Ordinance, the above-referenced special permit shall expire, without notice, six (6) months after the date of approval unless the use has been established. Based on an approval date of January 6, 2010 by the Board of Zoning Appeals (BZA), the special permit is due to expire, without notice, on July 6, 2010. The BZA may grant additional time to establish the use if a written request is filed with the Zoning Administrator prior to the expiration date of July 6, 2010.

Should you need additional time to establish the use, you should submit a written request to the Zoning Administrator, Eileen M. McLane, prior to the expiration date. This request must specify the amount of additional time requested and why additional time is required.

If you have any questions, please feel free to contact me or Winnie Williams at 703-324-1359.

Sincerely,

Diane Johnson-Quinn  
Deputy Zoning Administrator for  
Zoning Permit Review Branch

cc: Penelope A. Gross, Supervisor, Mason District  
Eileen M. McLane, Zoning Administrator  
Regina Coyle, Director, Zoning Evaluation Division

N:\ZAD\WILLIAMS\SESPVCWARNLTRSP 2009-MA-097 05-2010

Department of Planning and Zoning  
Zoning Administration Division  
Zoning Permit Review Branch  
12055 Government Center Parkway, Suite 250  
Fairfax, Virginia 22035-5508  
Phone 703-324-1359 FAX 703-324-2301  
www.fairfaxcounty.gov/dpz/



## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

IFTIKHAR KHAN, SPA 2009-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to amend SP 2009-MA-097 previously approved for accessory dwelling unit to permit modification of development conditions. Located at 3321 Wilkins Dr., Falls Church, 22041, on approx. 13,274 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24. (Admin. moved from 4/18/12 at appl. req.) Ms. Gibb 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 23, 2012; and

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

1. The applicant is the owner of the land.
2. This is difficult because it is unsure if we are better off in this case. After listening to staff and trying to untangle the factual circumstances here, it is recommended the Board go along with staff's recommendation.
3. When this was granted, there was neighborhood concern about the possible cars, too many cars, and the impact on the neighborhood.
4. The attempt was made by the Board through Mr. Smith's development condition that he added to limit the tenant, the occupant of the accessory dwelling unit, to one person.
5. When the tenant died, Mr. Khan went ahead and had a number of occupants.
6. The Board received a number of letters from neighbors talking about cars.
7. Based on the testimony of the applicant and the letters from neighbors, it can be seen that there is a lot of people in the home.
8. The testimony is that they are family members, and that is perfectly legal, but the Board has to look at the whole picture, the impact on the neighborhood, and the standards that have to be met in order to have a special permit granted.
9. It does not appear that the applicant can meet the required standards as set forth in the staff report.
10. Limiting it again to just one person, one non-driver, was considered, which was what was tried last time, but it did not work.
11. The community is better served by denying this.
12. The applicant can still have his family members, and he can have his two tenants.
13. It will be clear to anyone trying to enforce the Ordinances as to who is allowed to be in there and why.

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

THAT the applicant has not 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 **DENIED**.

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

A Copy Teste:



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Kathleen A. Knoth  
Clerk to the Board of Zoning Appeals

**SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS**

IFTIKHAR KHAN, SP 2009-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3321 Wilkins Dr. on approx. 13,274 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24. Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 6, 2010; and

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

1. The applicant is the owner of the property.
2. The present zoning is R-3.
3. The area of the lot is 13,275 square feet.
4. The applicant has presented testimony indicating compliance with the standards for an accessory dwelling unit under Sect. 8-918 of the Zoning Ordinance.

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. This approval for the accessory dwelling unit is granted to the applicant only, Iftikhar Khan, and is not transferable without further action of this Board, and is for the location indicated on the application, 3321 Wilkins Drive (13,275 square feet), and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the house location survey plat prepared by Paul A. Garcia, Land Surveyor, dated October 11, 2003, signed September 3, 2009, as qualified by these development conditions.
3. A copy of this special permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The occupant of the accessory dwelling unit shall be limited to the applicant's father, Mr. Abdul Khan.
5. All applicable permits and final inspections for the accessory dwelling unit, including the kitchen and the wood balcony shall be approved prior to occupancy of the unit.

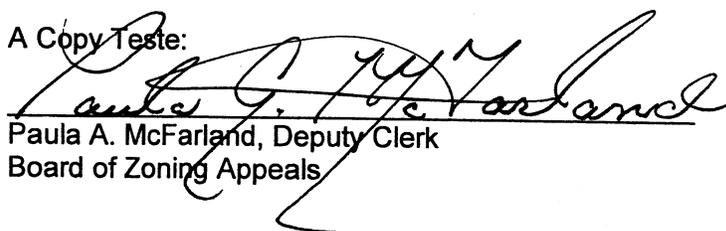
6. The accessory dwelling unit shall contain a maximum of 696 square feet with a maximum of one bedroom as depicted on the floor plan included as Attachment 1 to these conditions.
7. Outside access to the accessory dwelling unit shall be provided through the rear entrance. Within 60 days of approval of this special permit, the existing front entrance shall be removed and the door replaced with materials consistent with the existing unit's exterior. The applicant may provide an entrance on the north side of the accessory dwelling unit.
8. As soon as reasonable based on weather conditions, foundation plantings consisting of evergreen shrubs and evergreen and/or deciduous trees shall be installed along the front foundation of the house, including the accessory unit.
9. Within 60 days of approval of this special permit, the outdoor storage shall be brought into compliance with the Zoning Ordinance as determined by the Zoning Inspector.
10. 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.
11. 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.
12. If the use of the accessory dwelling unit ceases for the applicant's father and/or the property is sold or otherwise conveyed, the accessory structure 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.
13. Parking shall be provided on site as shown on the special permit plat.

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 (6) 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.

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

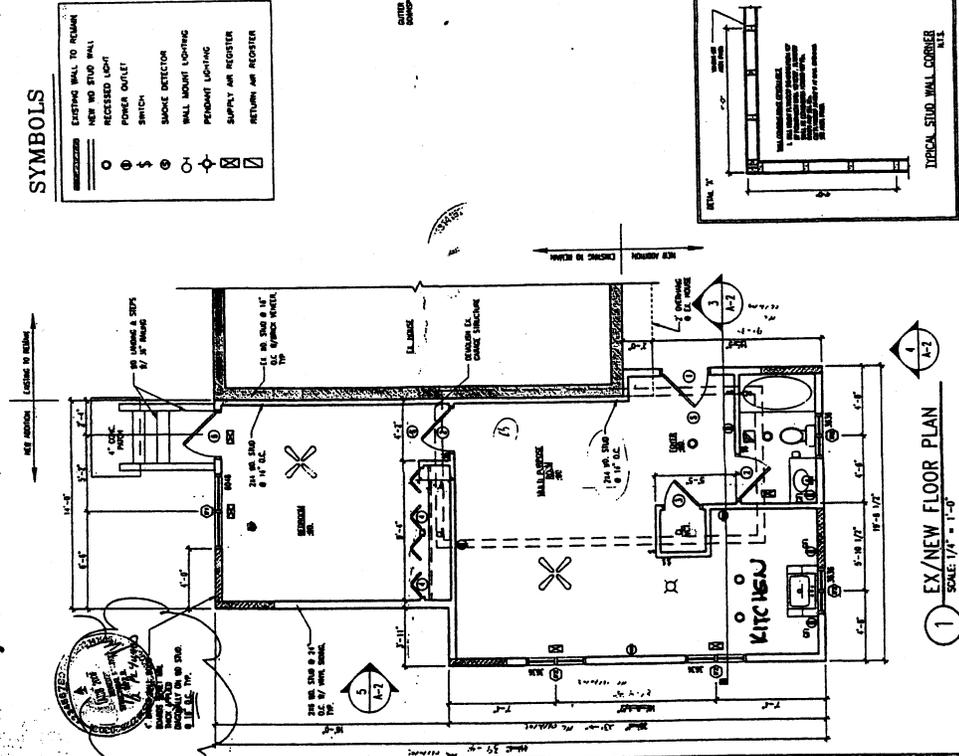
A Copy Teste:

  
Paula A. McFarland, Deputy Clerk  
Board of Zoning Appeals

NOV 9 2009

SPECIAL PERMIT &  
VARIANCE BRANCH

PROJECT:  
ADDITION TO MR. IFTIKHAR RESIDENCE



1 EX/NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE PERMITS TO MANUFACTURE AND CONSTRUCTION.
2. PROVIDE MANUFACTURER'S DATA AT EXISTING CONDITIONS AS SHOWN.
3. CONSTITUTE DOOR PARTS WITH DOOR SIZES AND WITH MANUFACTURER'S DIMENSIONS.
4. PROVIDE A MINIMUM OF 3 ARCHES PER JAMB PER JOIST FOR DOORS OVER 7'-0" HIGH.
5. ARCHES SHALL BE SPACED TO MAINTAIN THE CLEARANCE OF ALL PARTS AND WITHIN DOOR PARTS. MINIMUM ARCH SPACING SHALL BE 18" ON CENTER.
6. ARCHES SHALL BE SPACED TO MAINTAIN THE CLEARANCE OF ALL PARTS AND WITHIN DOOR PARTS. MINIMUM ARCH SPACING SHALL BE 18" ON CENTER.
7. ALL DOORS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ALL DOORS SHALL COMPLY WITH THE 2006 IBC.

DEMOLITION NOTES

1. CONTRACTOR SHALL DEMOLISH AND CAP ALL EXISTING UTILITIES AT THE EXISTING GRADE.
2. ALL OPEN UTILITIES AND CONSTRUCTION DEBRIS SHOULD BE MAILED AWAY FROM THE SITE.

SYMBOLS

SYMBOL	DESCRIPTION
○	EXISTING WALL TO REMAIN
○	NEW 1/2" STUD WALL
○	RECESSED LIGHT
○	POWER OUTLET
○	SWITCH
○	SMOKE DETECTOR
○	WALL MOUNT LIGHTING
○	POCKET LIGHTING
○	SUPPLY AIR REGISTER
○	RETURN AIR REGISTER

CODE ANALYSIS:

PROPERTY LOCATION: 3922 WILKINS DR., FALLS CHURCH, VA 22041  
 LEGAL DESCRIPTION: AWA HEIGHTS LOT 24  
 EXISTING WORK: DEMOLISHED EX. GARAGE & 1 STORY WEST SIDE ADDITION TO EX. HOUSE  
 USE GROUP: R-9  
 APPLICABLE CODES: REC. 2006  
 ADDITION AREA: 700 SQ. FT.

DRAWING INDEX:

- A-1 COVER SHEET, EX/NEW FLOOR PLAN
- A-2 REMOVAL SECTION, STRUCTURAL FRAME.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE AREA OF WORK TO BE DEMOLISHED FROM THE JURISDICTION OF THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
2. THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
6. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
7. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
8. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF THE PRODUCT.
9. MANUFACTURER'S INSTRUCTIONS AND LIMITATIONS ON PRODUCT WARRANTIES SHALL BE OBTAINED BY THE CONTRACTOR OF THE PRODUCT ON THE WORK SITE AND INCORPORATED INTO THE CONTRACT.
10. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER TRADES WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION. BEFORE ANY TRADES BEGIN WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.
11. THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY PRIOR TO THE START OF WORK.

2 ROOF PLAN  
SCALE: 1/4" = 1'-0"

ADDITION TO MR. IFTIKHAR RESIDENCE  
 3922 WILKINS DR., FALLS CHURCH, VA 22041  
 DESIGNER: [Name]

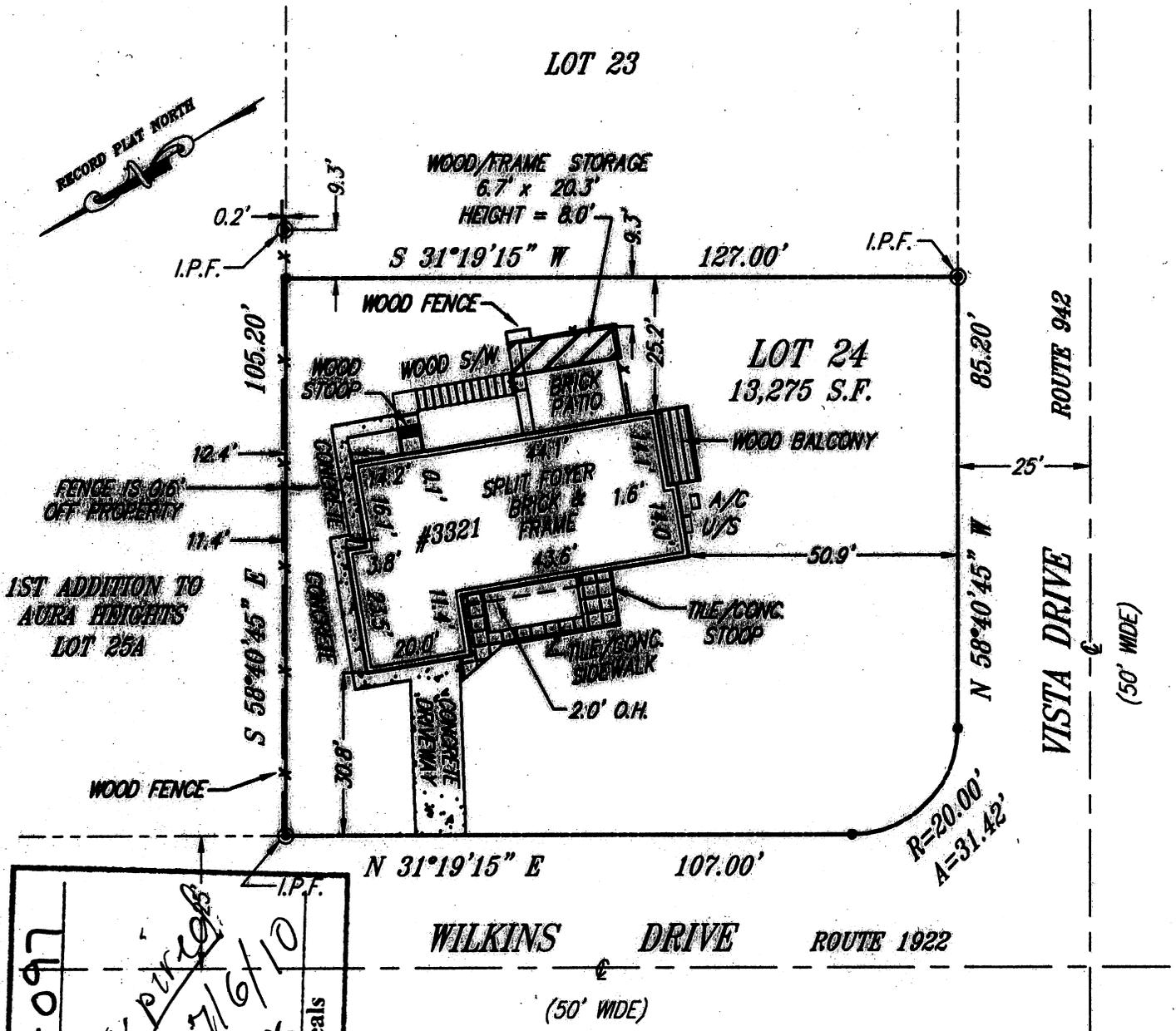
DATE: 10/20/09  
 PROJECT: 0822

LOT 24

**NOTES**

NO TITLE REPORT FURNISHED. SUCH REPORT MAY REFLECT ADDITIONAL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THIS PROPERTY.

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND / OR OTHER IMPROVEMENTS.

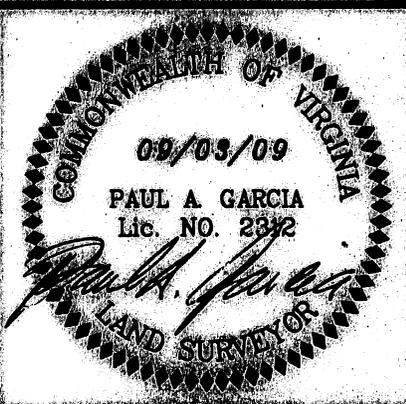


Application No. **SP 2009-MA-0917**  
**APPROVED**  
 T. HEATH  
 Chairman, Board of Zoning Appeals  
 Expires 7/6/10

**HOUSE LOCATION SURVEY**  
**LOT 24**  
**AURA HEIGHTS**  
 (DB. 1218, PG. 219)  
**MASON MAGISTERIAL DISTRICT**  
**FAIRFAX COUNTY, VIRGINIA**

RECEIVED  
 Department of Planning & Zoning  
**OCT 05 2009**  
 Zoning Evaluation Division

**Paul A. Garcia**  
 LAND SURVEYOR  
 8131 SHERBORN LANE  
 SPRINGFIELD, VIRGINIA 22152-1632  
 PHONE: 703-866-0844 FAX: 703-866-9946



DATE: 10/11/03  
 SCALE: 1" = 30'  
 OWNER: IFTIKHAR KHAN  
 DB. 15294  
 PG. 0084

**LEGEND**  
 I.P.F. = IRON PIPE FOUND  
 O.H. = OVERHANG  
 A/E = AIR EJECTOR  
 C/S = CONCRETE STAIR  
 C.D. = CURB DRAINAGE  
 C. = CENTERLINE  
 CONC. = CONCRETE  
 U/S = UTILITY SERVICES  
 S/W = SIDEWALK

**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 #** 100250046  
 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 3321 WILKINS DR  
 LOT # 24 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Aura Heights  
 TENANT'S NAME \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME IFTIKHAR KHAN  
 ADDRESS 2321 WILKINS DR  
 CITY FALLS CHURCH STATE VA ZIP 22041  
 TELEPHONE 703-252-4323  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**APPLICANT**  
 NAME IFTIKHAR KHAN  
 ADDRESS 3321 WILKINS DR  
 CITY FALLS CHURCH STATE VA ZIP 22041  
 TELEPHONE 703-252-4323  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**DESCRIPTION OF WORK**  
ADD KITCHEN  
ON MAIN LEVEL

HOUSE TYPE \_\_\_\_\_  
 ESTIMATED COST OF CONSTRUCTION 4000  
 USE GROUP OF BUILDING \_\_\_\_\_  
 TYPE OF CONSTRUCTION \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

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] 1-25-10  
 Signature of Owner or Agent Date  
[Signature]  
 Printed Name and Title  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

DO NOT WRITE IN GRAY SPACES COUNTY USE ONLY  
 PLAN # 100250046  
 TAX MAP # 061113-0010

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		
ZEB		

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 (LOG OUT)**  
 BY [Signature] DATE 1-25-10

**ZONING REVIEW**  
 USE SFD  
 ZONING DISTRICT R-3 HISTORICAL DISTRICT N/A  
 ZONING CASE # SP 2009-MA-097  
 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>Adding</u>		
L SIDE _____		<u>Second kitchen to</u>		
R SIDE _____		<u>main floor per plans</u>		
REAR _____				

**REMARKS** Will result in accessory dwelling unit. That unit may only be occupied by Mr. Abdul Khan.

In addition, must comply with all other limitation of the Special Permit SP 2009-MA-097.  
\* Need signature in (ZEB) block above from \* Danny Forshee or other inspector or supervisor. Want to make absolutely sure that there are no violations that the Special Permit won't resolve.

**NOTARIZATION (if required)**  
 State (or territory or district) of \_\_\_\_\_,  
 County (or city) of \_\_\_\_\_, to wit: I,  
 \_\_\_\_\_, 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)

# 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 # 81820105

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)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY  
 PLAN # W-08-4100  
 TAX MAP # 020113 0004

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>6/20/08</u>	<u>DM</u>
SITE PERMITS	<u>6/30/08</u>	<u>DM</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>6/30/08</u>	<u>DM</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ \_\_\_\_\_  
 FILING FEE \$ \_\_\_\_\_  
 AMOUNT DUE = \$ 88.50

**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 SFD R-3  
 ZONING DISTRICT \_\_\_\_\_ 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 <u>30</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT <u>nc</u>	REMARKS	<u>Build 40x20</u>		
L SIDE <u>12</u>		<u>one story rddy</u>		
R SIDE <u>nc</u>		<u>Per plans</u>		
REAR <u>nc</u>				

REMARKS 12.6' tall  
Plot  
attached  
Corner  
lot  
with wet bar  
Demolish  
Existing  
Garage

**NOTARIZATION** (if required)  
 State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to wit: I,  
 \_\_\_\_\_, 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)

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

**JOB LOCATION**  
 ADDRESS 3321 Wilkins Dr.  
 LOT # 24 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Palma Heights  
 TENANT'S NAME \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
 NAME Khan Ifzithak  
 ADDRESS 3321 Wilkins Dr.  
 CITY Falls Church STATE VA ZIP 22041  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**CONTRACTOR INFORMATION** SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**APPLICANT**  
 NAME Hyun Cha  
 ADDRESS 5919 Grundstaff  
 CITY Springfield STATE VA ZIP 22153  
 TELEPHONE 703-477-7937  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**DESCRIPTION OF WORK**  
Demolish existing Garage  
Addition to Existing House

HOUSE TYPE SFD  
 ESTIMATED COST OF CONSTRUCTION 40,000  
 USE GROUP OF BUILDING B2  
 TYPE OF CONSTRUCTION VD

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

This permit is approved with the understanding that the wet bar will not contain permanent cooking facilities and will not be used in conjunction with a bedroom, bathroom and other living space in a manner that would constitute the establishment of a separate dwelling unit.

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 of Owner or Agent  
Hyun Cha  
 Printed Name and Title  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

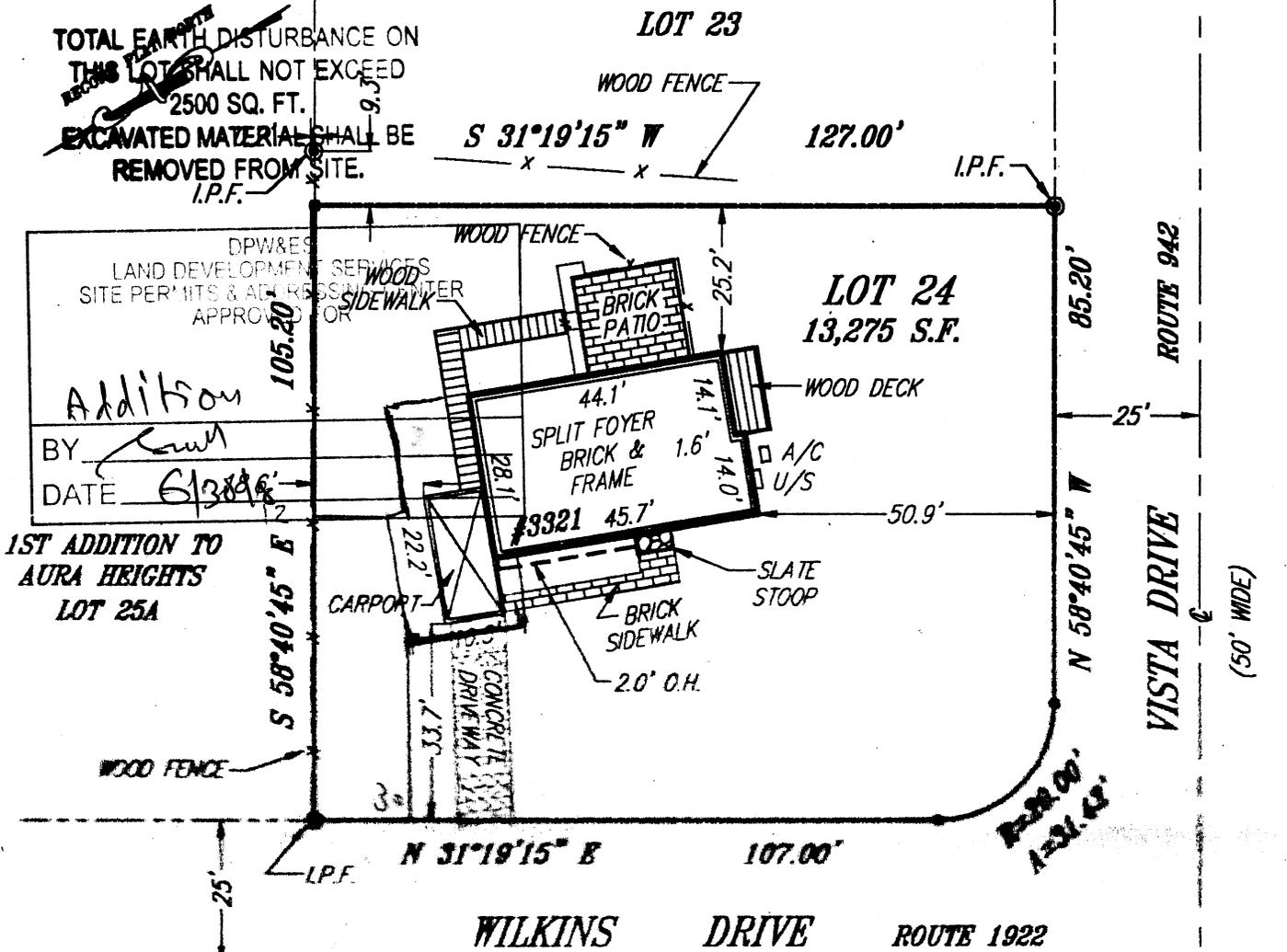
6/30/08  
 Date

**NOTES**

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FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL



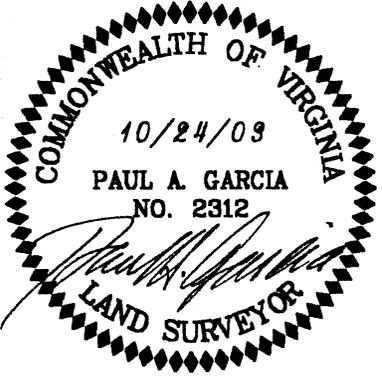
~~REG. PLAN~~  
 TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 SQ. FT. EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.  
 I.P.F.

DPW&ES LAND DEVELOPMENT SERVICES SITE PERMITS & APPROVALS APPROVED FOR

Addison  
 BY [Signature]  
 DATE 6/30/06

1ST ADDITION TO AURA HEIGHTS LOT 25A

APPROVED  
 6-30-06  
[Signature]  
 Zoning Administrator



**HOUSE LOCATION SURVEY**  
**LOT 24**  
**AURA HEIGHTS**  
 (DB. 1216, PG. 219)  
 MASON MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**Paul A. Garcia**  
 LAND SURVEYOR  
 6131 SHERBORN LANE  
 SPRINGFIELD, VIRGINIA 22152-1632  
 PHONE: 703-866-0644 FAX: 703-866-9946

**Lewis Settlement Group, Inc.**  
 8001 Braddock Road, Suite 101-A  
 Springfield, VA. 22151-0550  
 Phone: 703-766-2747  
 Fax: 703-425-8300

DATE: 10/11/03  
 SCALE: 1" = 30'  
 OWNER: FALAYE

**LEGEND**

I.P.F. = IRON PIPE FOUND	€ = CENTERLINE
O.H. = OVERHANG	D/W = DRIVEWAY
A/C = AIR CONDITIONER	U/S = UTILITY SERVICES
C/S = CONCRETE STOOP	W/M = WATER METER
C.O. = SANITARY CLEANOUT	

**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 #** 100250046  
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 3321 WILKINS DR  
LOT # 24 BUILDING \_\_\_\_\_  
FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
SUBDIVISION Aura Heights  
TENANT'S NAME \_\_\_\_\_  
EMAIL \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT   
NAME IFTIKHAR KHAN  
ADDRESS 2321 WILKINS DR  
CITY FALLS STATE VA ZIP 22041  
TELEPHONE 202-252-4727  
EMAIL \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

**CONTRACTOR INFORMATION** SAME AS OWNER   
CONTRACTORS MUST PROVIDE THE FOLLOWING:  
COMPANY NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_  
STATE CONTRACTORS LICENSE # \_\_\_\_\_  
COUNTY BPOL # \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

**APPLICANT**  
NAME IFTIKHAR KHAN  
ADDRESS 3321 WILKINS DR  
CITY FALLS STATE VA ZIP 22041  
TELEPHONE 202-252-4323  
EMAIL \_\_\_\_\_  
CONTACT ID \_\_\_\_\_

**DESCRIPTION OF WORK**  
ADDITIONAL KITCHEN  
on main level

**HOUSE TYPE** \_\_\_\_\_  
ESTIMATED COST OF CONSTRUCTION X 4000 =  
USE GROUP OF BUILDING \_\_\_\_\_  
TYPE OF CONSTRUCTION \_\_\_\_\_

**DESIGNATED MECHANICS' LIEN AGENT**  
(Residential Construction Only)  
NAME 2321  
ADDRESS \_\_\_\_\_

DO NOT WRITE IN GRAY SPACES COUNTY USE ONLY  
PLAN # 10-1004  
TAX MAP # 0611-13-0024

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		
ZEB*		
FEE	\$	
FILING FEE	\$	
AMOUNT DUE	= \$	

**BUILDING PLAN REVIEW**  
REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
REVISION FEES \$ \_\_\_\_\_  
FIRE MARSHAL FEES \$ \_\_\_\_\_  
FIXTURE UNITS \_\_\_\_\_ PLANTOC:  J  R

**APPROVED FOR ISSUANCE OF BUILDING PERMIT**  
(LOG OUT)  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

**ZONING REVIEW**  
USE SFD  
ZONING DISTRICT R-3 HISTORICAL DISTRICT N/A  
ZONING CASE # SP 2009-MA-097  
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>Adding</u>		
L SIDE		<u>Second kitchen to</u>		
R SIDE		<u>main floor per plans</u>		
REAR				

**REMARKS** Will result in accessory dwelling unit. That unit may only be occupied by Mr. Abdul Khan.

In addition must comply with all other limitation of the Special Permit SP 2009-MA-097.  
\* Need signature in (ZEB) block above from \* Danny Forshee or other inspector or supervisor. Want to make absolutely sure that there are no violations that the Special Permit won't resolve.

# 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 # 81820105

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DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # W-08-4100  
 TAX MAP # 020113 0004

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING	<u>6/30/08</u>	<u>DMR</u>
SITE PERMITS	<u>6/30/08</u>	<u>DMR</u>
HEALTH DEPT.		
BUILDING REVIEW	<u>6/30/08</u>	<u>DMR</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ \_\_\_\_\_  
 FILING FEE - \$ \_\_\_\_\_  
 AMOUNT DUE = \$ 88.50

**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 SFD R-3  
 ZONING DISTRICT \_\_\_\_\_ 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 <u>30</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT <u>nc</u>	REMARKS	<u>Rebuild 40x20</u>		
L SIDE <u>12</u>		<u>one story rddy</u>		
R SIDE <u>nc</u>		<u>Per plans</u>		
REAR <u>nc</u>				

REMARKS 12.6' tall  
Plot  
attached  
Corner  
lot  
with wet bar  
Demolish

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

**JOB LOCATION**

ADDRESS 3321 Wilkins Dr.  
 LOT # 24 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Palma Heights  
 TENANT'S NAME \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT

NAME Khan Ifzithar  
 ADDRESS 3321 Wilkins Dr.  
 CITY Falls Church STATE VA ZIP 22041  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**CONTRACTOR INFORMATION** SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:

COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**APPLICANT**

NAME Hyun Cha  
 ADDRESS 5919 Grandstaff  
 CITY Springfield STATE VA ZIP 22153  
 TELEPHONE 703-477-3939  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**DESCRIPTION OF WORK**

Demolish existing Garage  
Addition to Existing House

HOUSE TYPE SFD  
 ESTIMATED COST OF CONSTRUCTION 40,000  
 USE GROUP OF BUILDING RS  
 TYPE OF CONSTRUCTION VD

**DESIGNATED MECHANICS' LIEN AGENT**  
 (Residential Construction Only)

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

This permit is approved with the understanding that the wet bar will not contain permanent cooking facilities and will not be used in conjunction with a bedroom, bathroom and other living space in a manner that would constitute a dwelling unit.

Existing  
 Garage

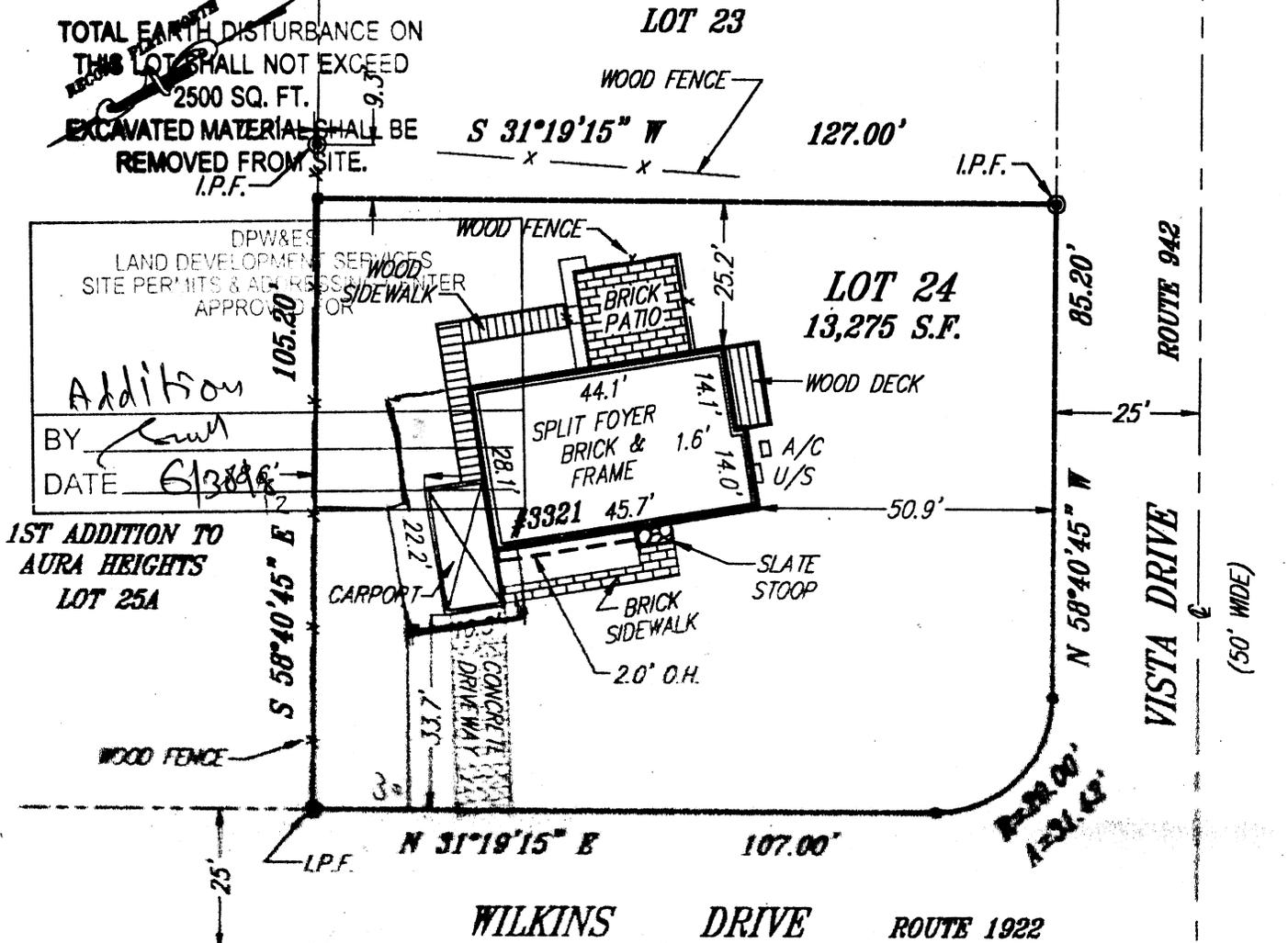
**NOTES**

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FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

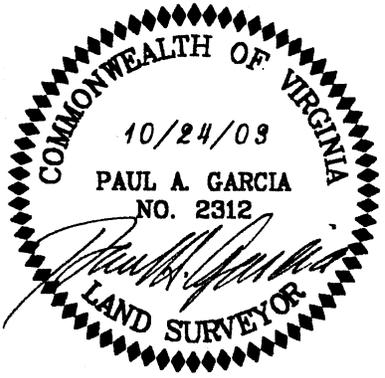
TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 SQ. FT. EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE. I.P.F.



1ST ADDITION TO AURA HEIGHTS LOT 25A  
 BY [Signature]  
 DATE 6/30/08

APPROVED

[Signature]  
 Zoning Administrator



**HOUSE LOCATION SURVEY**  
**LOT 24**  
**AURA HEIGHTS**  
 (DB. 1216, PG. 219)  
 MASON MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

## 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.