

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MICHAEL P. LINEGANG, SP 2016-HM-003 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 7.0 ft. from a side lot line such that side yards total 21.0 ft. Located at 2337 Riviera Dr., Vienna, 22181, on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-3 ((29)) 46. Mr. Byers 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 18, 2016; and

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

1. The applicant is the owner of the land.
2. Staff recommends approval, and the Board supports their rationale.
3. The applicant has read, understands, and concurs with the proposed development conditions.

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

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

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

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the two car garage (551 square feet), as shown on the plat entitled "Special Permit Plat Lot 46, Section 2, Tanglewood," prepared by Ram L. Pradhan on January 11, 2016, as revised on April 18, 2016, as submitted with this application, and is not transferable to other land.

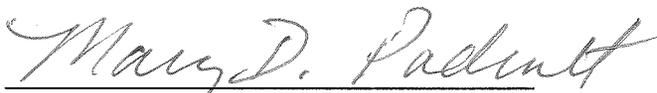
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,858 square feet existing + 5787 square feet (150%) = 9,645 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 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.
5. The basketball hoop shall be relocated or removed to be in conformance with Sect. 10-104 of the Zoning Ordinance.

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, thirty (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 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. Hammack seconded the motion, which carried by a vote of 4-0. Mr. Smith, Ms. Theodore, and Mr. Beard were absent from the meeting.

A Copy Teste:



Mary D. Padrutt, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 20th day of May, 2016.

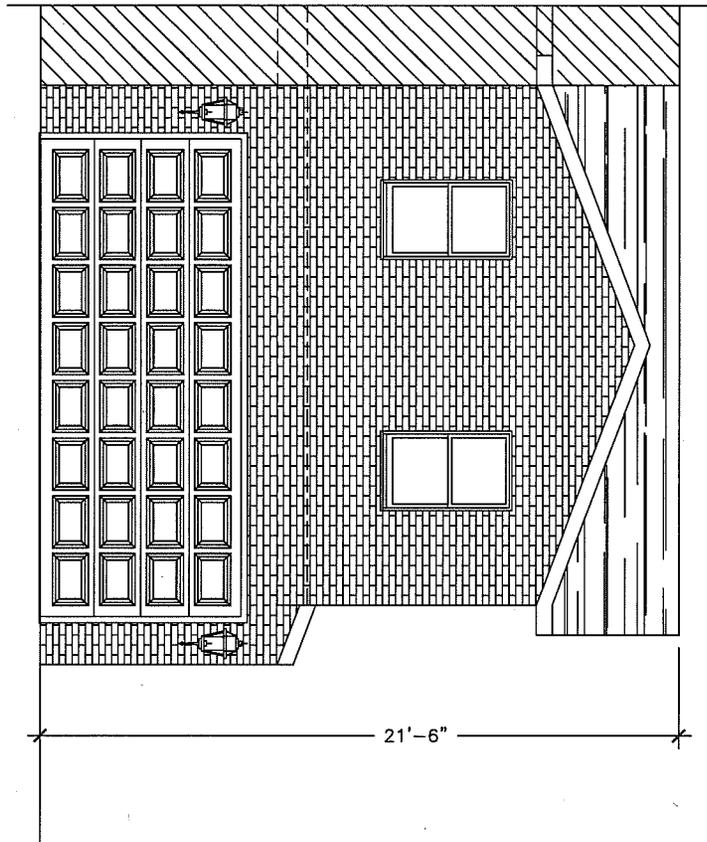
Rachael A. Locke
Notary Public

My commission expires: 6/30/2019



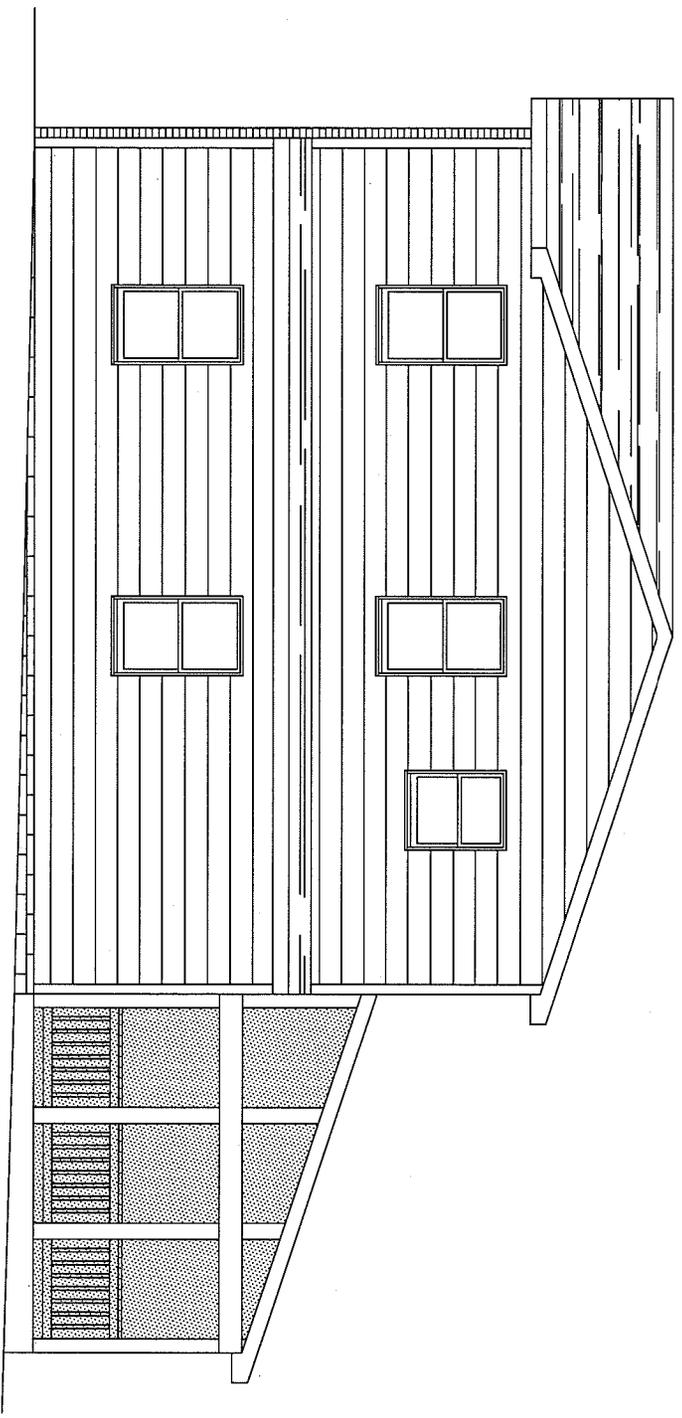
1 FRONT ELEVATION

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



SHEET NUMBER	SHEET TITLE	DATE	ISSUED FOR:	CLIENT:
A-4	FRONT ELEVATION	APRIL 12, 2016	PERMIT SET DRAWN BY: PROFESSIONAL REMODELING GROUP 8632 CENTREVILLE ROAD MANASSAS, VA 20110 703.281.0909 DRAWN BY: JOHN JONES	LINEGANG'S ADDITION 2337 RIVIERA DRIVE VIENNA, VA 22181

1 RIGHT SIDE ELEVATION



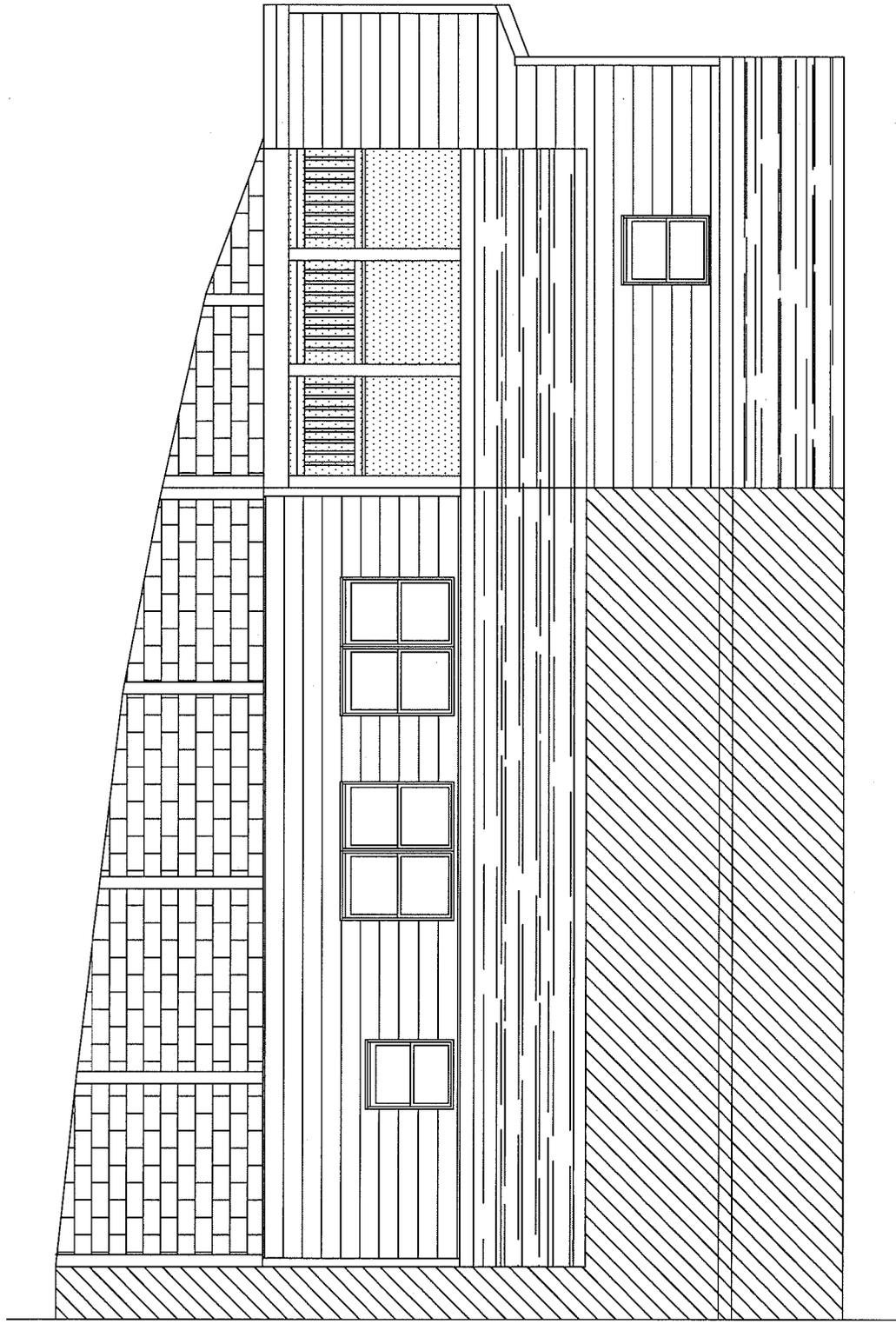
SCALE: 1/4" = 1'-0"

SHEET NUMBER	SHEET TITLE	DATE	ISSUED FOR:	CLIENT:
A-6	RIGHT-SIDE ELEVATION	APRIL 12, 2016	DRAWN BY: PROFESSIONAL REMODELING GROUP 8632 CENTREVILLE ROAD MANASSAS, VA 20110 703.281.0909 DRAWN BY: JOHN JONES	LINEGANG'S ADDITION 2337 RIVIERA DRIVE VIENNA, VA 22181

1

REAR ELEVATION

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



SHEET NUMBER	SHEET TITLE	DATE	DRAWN BY:	CLIENT:
A-7	REAR ELEVATION	APRIL 12, 2016	ISSUED FOR: PERMIT SET PROFESSIONAL REMODELING GROUP 8632 CENTREVILLE ROAD MANASSAS, VA 20110 703.281.0909 DRAWN BY: JOHN JONES	LINEGANG'S ADDITION 2337 RIVIERA DRIVE VIENNA, VA 22181