

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of a garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200. Mr. Hart 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 28, 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 adopts the rationale in the addendum to the staff report.
3. The garage was originally proposed to be constructed on the opposite side of the property from the existing carport. The addition is now proposed to be on the other side of the house with a tandem garage, which works better with the lot and the surroundings. The second proposed driveway has been removed, and it looks like one house rather than two. The proposed driveway is now in the same place as the current driveway.
4. There is no significant negative impact on the neighbors.
5. There is a letter in support for the new proposal, and there is no known opposition to the application.
6. 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 additions as shown on the special permit plat titled, "Two Car Garage Addition" prepared by Amal K. Sedrak, P.E., of MGS Engineering, Inc., undated and received April 18, 2016, consisting of one sheet as submitted with this application, and is not transferable to other land.
3. The addition shall be generally consistent with the materials of the existing house and the architectural renderings as shown on Attachment 1 to these conditions.
4. The applicant shall install tree protection fencing around the tree areas bordering the south side lot line prior to engaging in construction activity.

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 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.

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

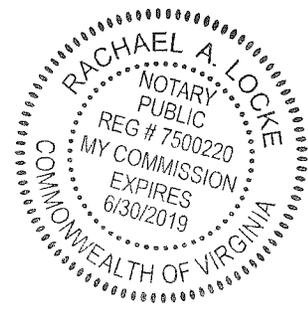
ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

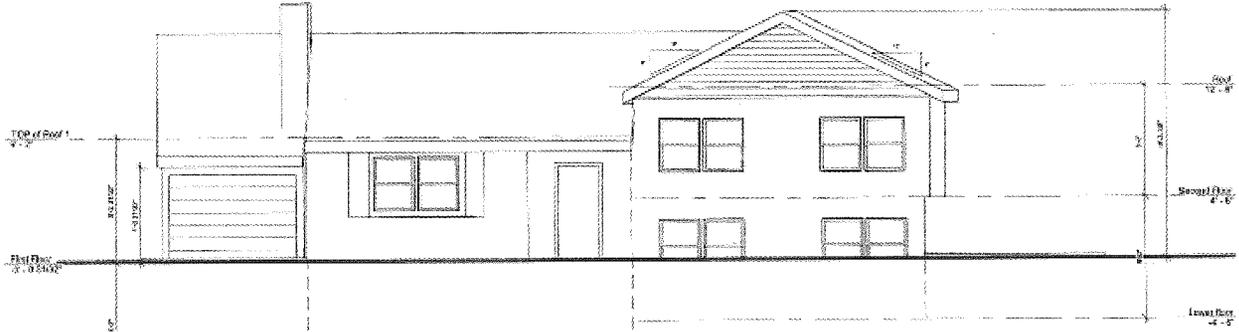
The foregoing instrument was acknowledged before me this 20th day of May, 2016.

Rachael A. Locke
Notary Public

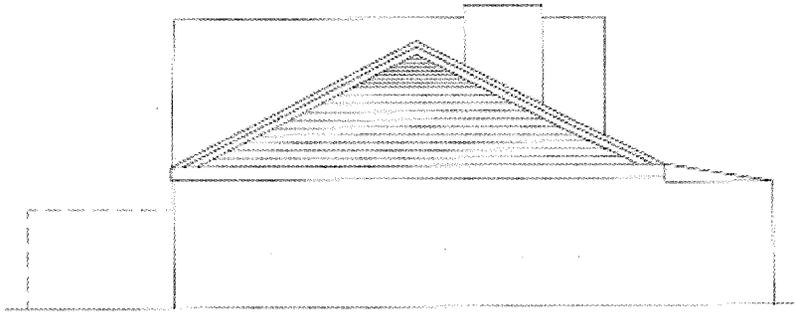
My commission expires: 6/30/2019



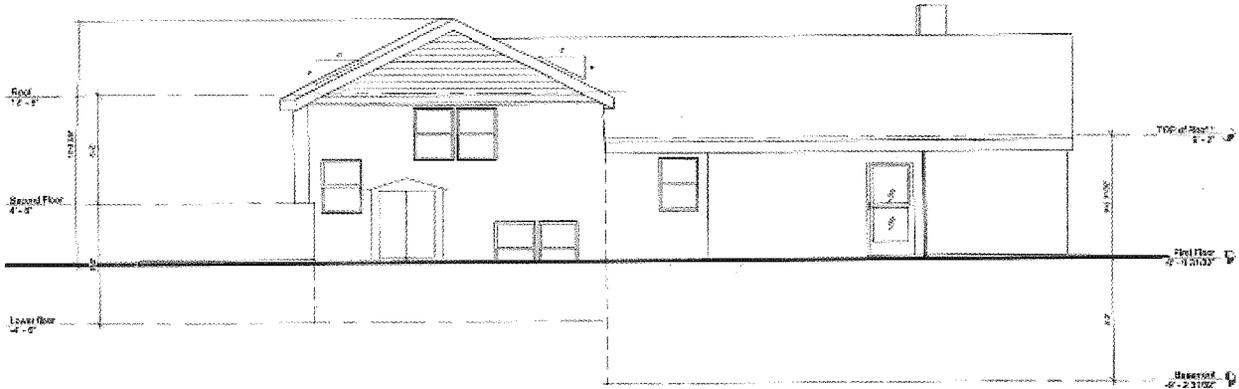
ATTACHMENT 1: Architectural Rendering for Proposed Garage Addition



Proposed front elevation



Proposed side elevation



Proposed rear elevation