

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

IFTIKHAR KHAN, SP 2016-MA-014 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 9.0 ft. from a side lot line. Located at 3321 Wilkins Dr., Falls Church, 22401, on approx. 13,275 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24.

Ms. Theodore moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on May 25, 2016; and

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

1. The applicant is the owner of the land.
2. Staff recommends denial.
3. It appears the applicant has alternative options for building.
4. Standards are not met for Section 8-922 of the Zoning Ordinance, as the applicant's proposal reflects a focus on architectural design, rather than issues related to the lot itself.
5. Under section 8-006, the request would not be in keeping with the neighborhood.
6. This has not been previously requested in the neighborhood, and would be more intense than the surrounding properties.

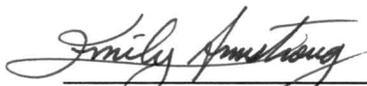
AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

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 seconded the motion, which carried by a vote of 6-0. Mr. Beard was absent from the meeting.

A Copy Teste:



Emily J. Armstrong, Deputy Clerk
Board of Zoning Appeals