

## COUNTY OF FAIRFAX, VIRGINIA

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

AMY GWINN, SP 2016-DR-022 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 6.0 ft. from a side lot line. Located at 1636 Evers Dr., McLean, 22101, on approx. 11,755 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((10)) 30. 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 June 15, 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.
3. In order to address concerns, the applicant will remove proposed Windows 2, 3, and 5, as indicated on the elevation. They will retain Window 4, but will make it smaller, with a 48-inch, minimum-high sill, which prevents any direct line of sight into the neighbor's property. They are keeping Window 1, which does not overlap with the neighbor's house, and Window 6, which provides southern exposure and light for the room.
4. The actual living space of 7200 Heights Court does not directly overlap with the area of the subject request. This prevents any direct sight lines from one house to the other. Where the homes do overlap, the proposed addition will be a minimum of 12 feet from the property line, making this portion of the house in compliance with the setback requirements.
5. The applicant is planning to provide additional plantings to increase the amount of natural screening along the property line. A privacy fence is also planned.
6. The subject property has the smallest corner lot within the immediate area. It is among the three smallest of 15 lots in the immediate vicinity.
7. The orientation of the subject house, along with the corner lot setbacks, significantly reduces the amount of buildable space, more so than 80 percent of the other lots.
8. 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 addition as shown on the plat titled, "Special Permit Plat, 1636 Evers Drive," prepared by Aaron M. Vinson, P.E., dated March 10, 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 2,731 square feet existing + 4,096.5 square feet (150%) = 6,827.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. The applicant shall obtain all final inspections for the building permits related to construction of the addition.
6. A row of evergreen trees such as holly, arborvitae, or cypress, a minimum of 6 (six) feet in height at planting, shall be installed along the length of the addition between the addition and the southern side lot line. These trees shall be planted a maximum of ten feet on center.
7. Stormwater runoff shall be managed on the property, in conformance with the Zoning Ordinance, Public Facilities Manual, and Chesapeake Bay Preservation 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, 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.

Ms. Theodore seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

Mary D. Padrutt  
Mary D. Padrutt, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax  
Commonwealth of Virginia

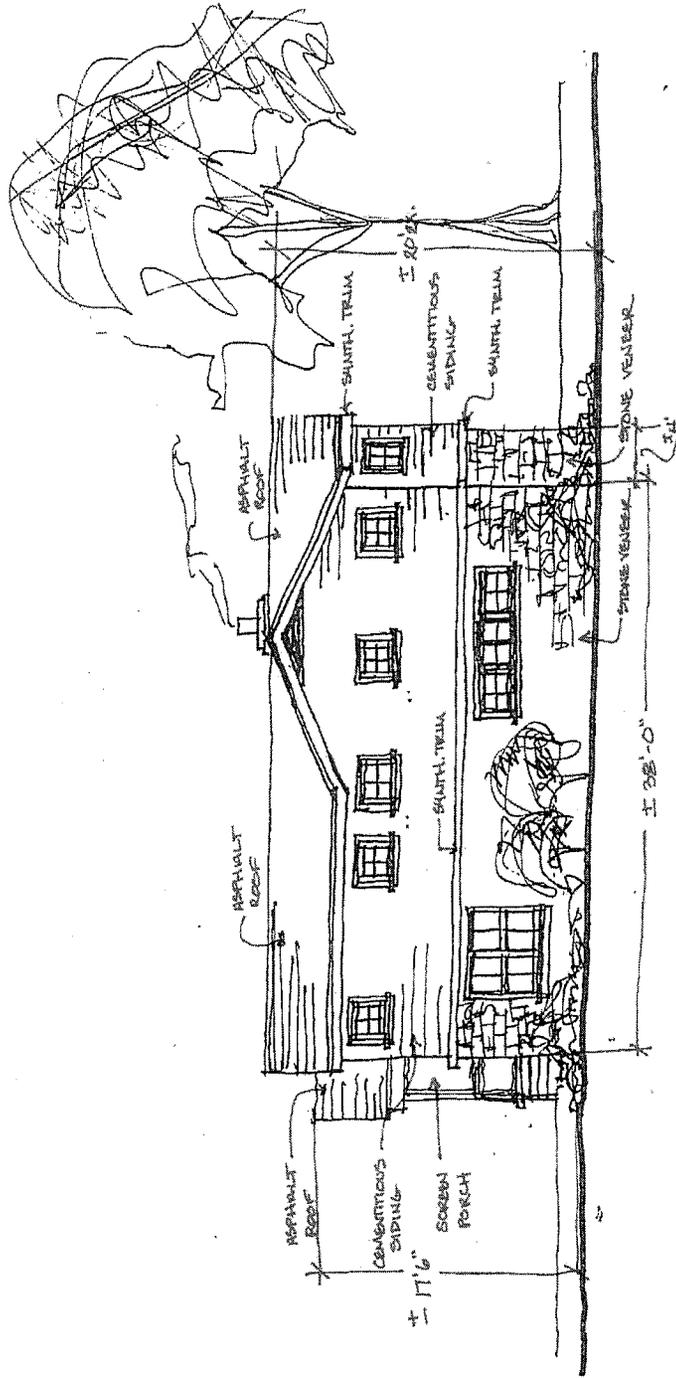
The foregoing instrument was acknowledged before me this 22 day of June, 2016.

Robert Wyatt Harrison  
Notary Public

My commission expires: 9-30-2017

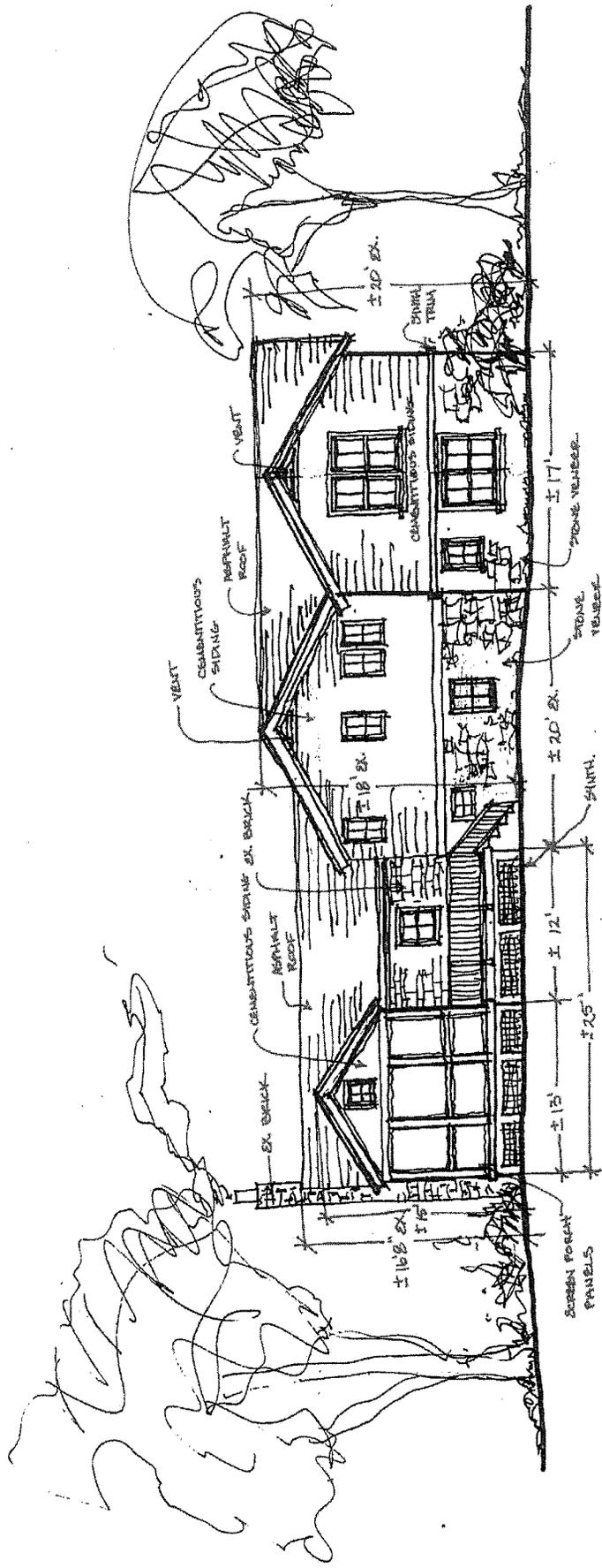






GWINN  
 LEFT ELEVATION  
 1/8" = 1'-0"  
 PZA

1.12.16

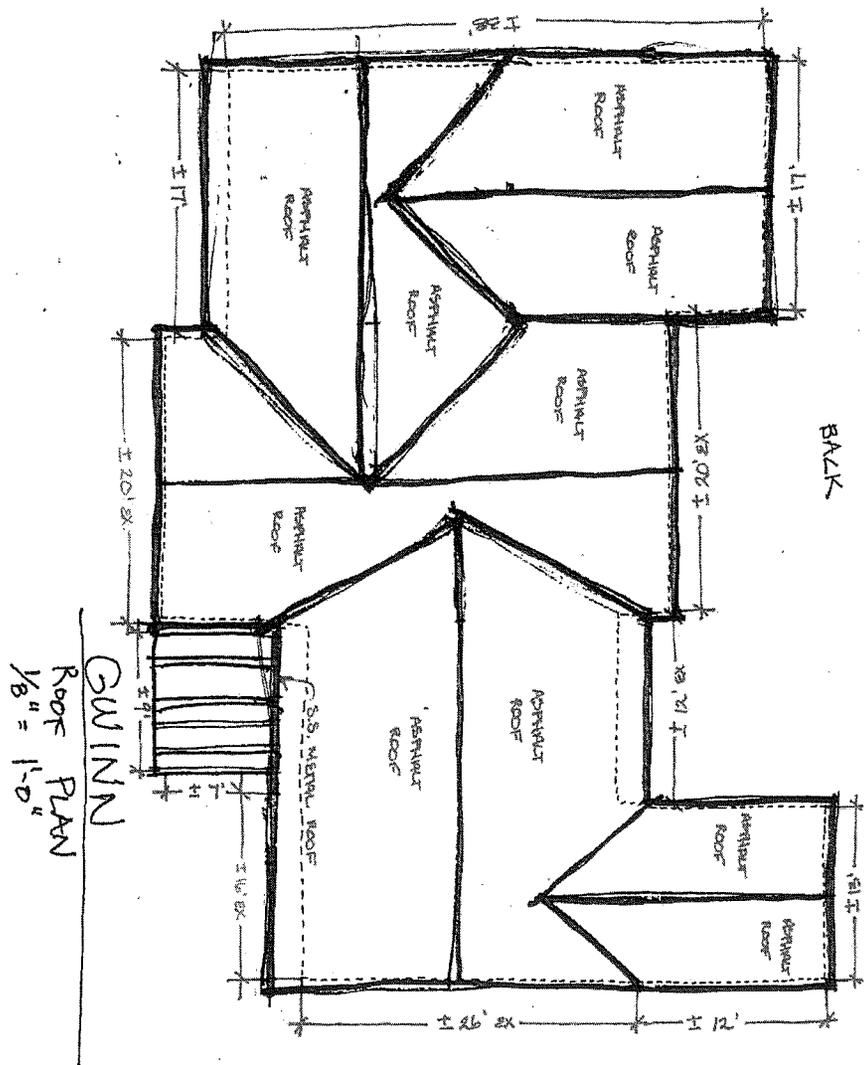


GWINN  
 REAR ELEVATION

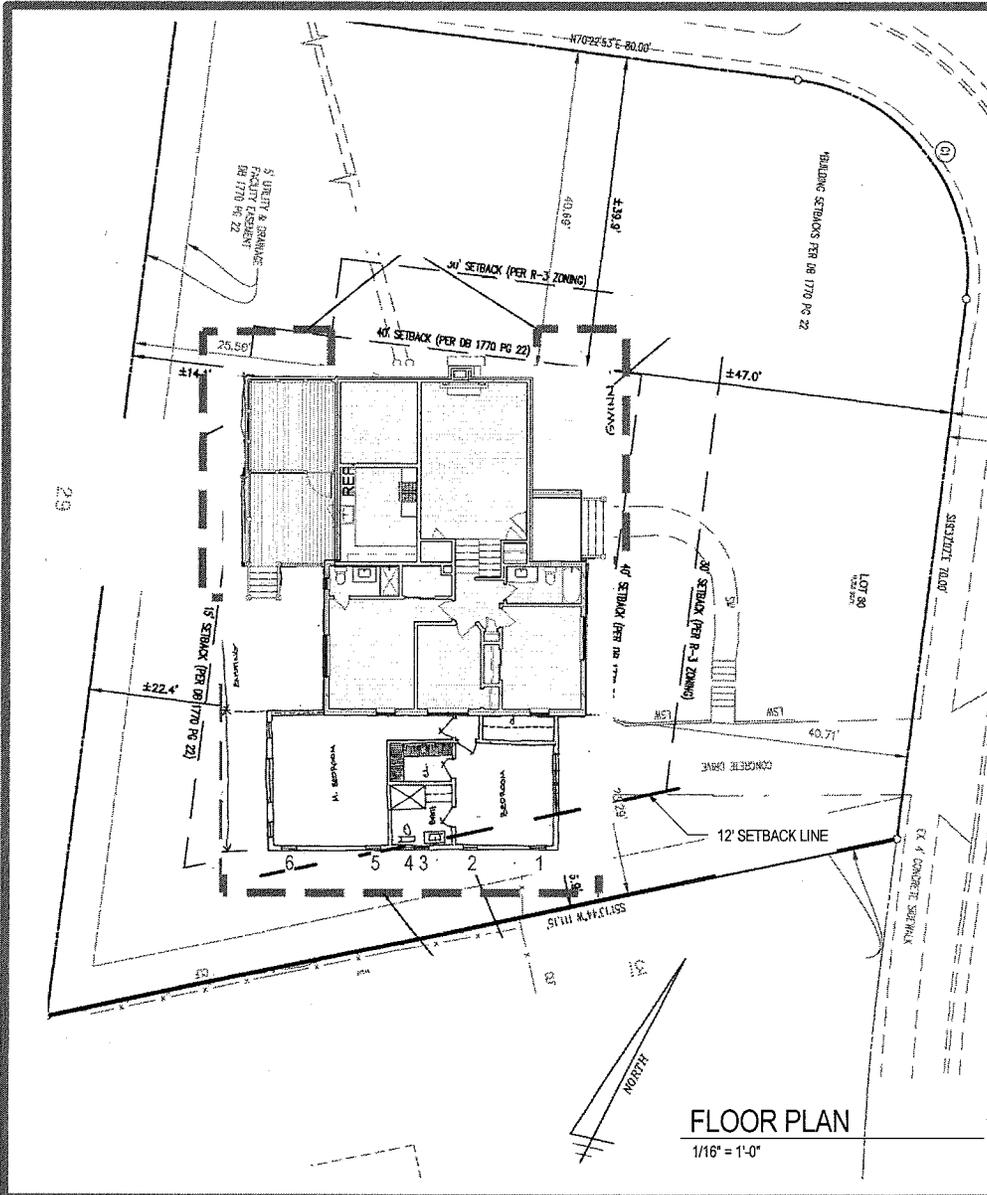
1/8" = 1'-0"  
 P2A

1.12.16





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### WINDOWS:

- 1) TO REMAIN
- 2) REMOVE
- 3) REMOVE
- 4) SMALL WINDOW WITH HIGH SILL - MIN 48"
- 5) REMOVE
- 6) TO REMAIN



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1636 EVERS DRIVE McLEAN, VA 22101

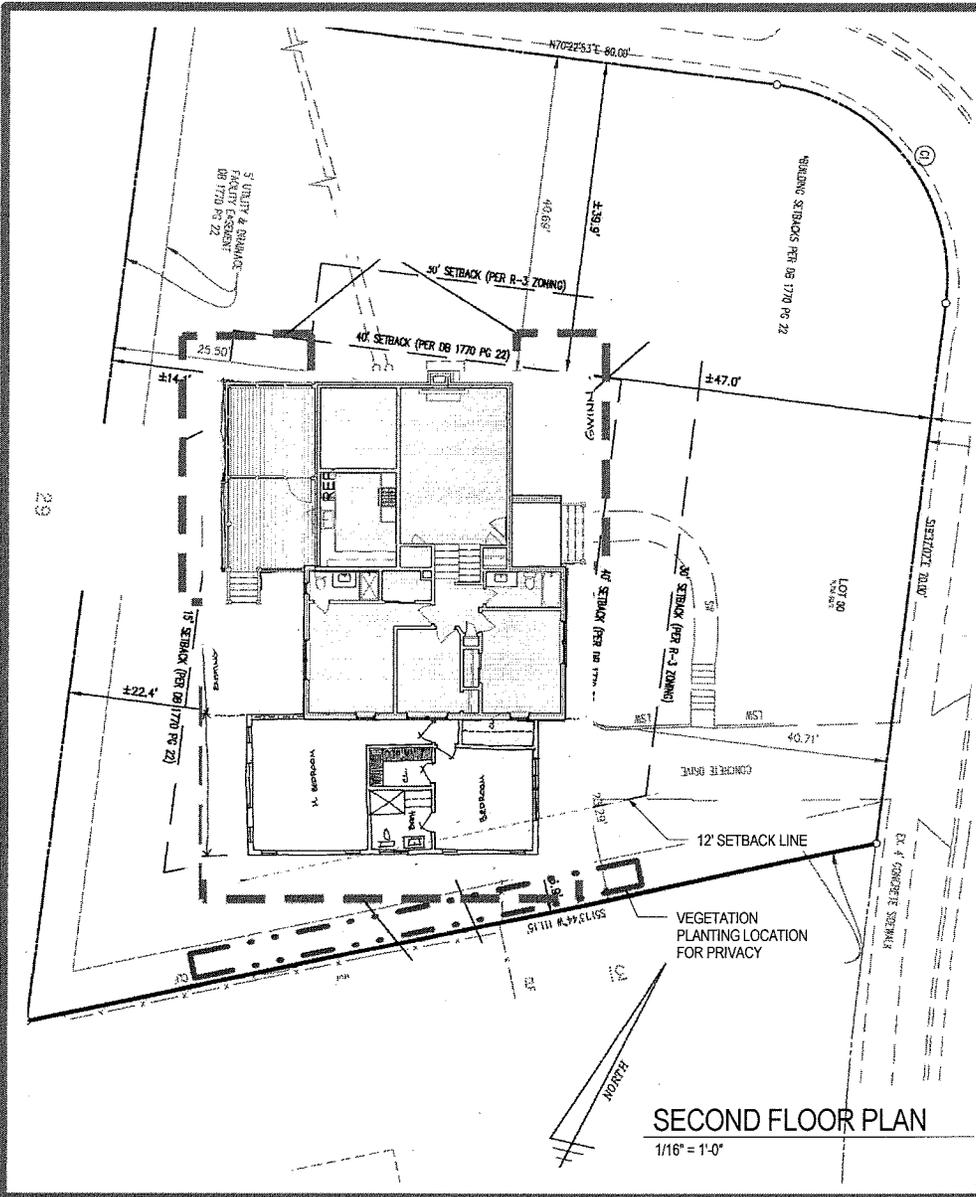
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WINDOWS

**EH-1**

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SECOND FLOOR PLAN  
1/16" = 1'-0"

--- NEW VEGETATION PLANTING LOCATION FOR NATURAL SCREENING



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**VEGETATION**

**EH-3**