

## COUNTY OF FAIRFAX, VIRGINIA

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

MICHAEL C. & GAGE S. GRIBBON, SP 2014-MV-013 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 15.1 ft. from front lot line and roofed deck 19.2 ft. from front lot line. Located at 2103 Waltonway Rd., Alexandria, 22307, on approx. 15,674 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (15) 502. 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 21, 2014; and

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

1. The applicants are the owners of the land.
2. The Board has determined that the application meets all of the submission requirements set forth in 8-922.
3. Staff recommends approval, and the Board adopts its rationale. Specifically, under the General Standards, under 8-006, it is noted that a number of properties located in this neighborhood have completed similar additions in size, scope, and location.
4. Under 8-922, they are allowed 150 percent of the total gross floor area, and that would result in an addition up to 6,731 square feet in size, for a possible total square footage of build out of 11,218 square feet.
5. This is much more modest, and the proposed addition is approximately 1,532 square feet.
6. The total square footage of the house with the addition is only 6,019 square feet, and that is a little over half of what is actually permitted.
7. The height of the house is 20.1 feet, and the height of the proposed addition is 19.5 feet.
8. A large number of homes in the neighborhood have additions that were approved with a special permit to allow a reduction in minimum required front yards; therefore, this is not at variance with what has gone before.
9. The Department of Public Works and Environmental Services has indicated that there are no drainage complaints on file related to this property.
10. The property directly to the north is an outlot, and is a recreation area; therefore, visual impact on neighbors will be limited.
11. Staff and the Board believe that the request to build the addition is a modest request, as it is 34 percent of the total gross floor area of the dwelling.
12. Other issues of wells, floodplains, and/or resource protection areas and historic resources are not applicable to this site.

13. This house was built in 1938. When we have a basic standard, that is a standard for everything, but we need to take into consideration when the actual structure was built, long before the Zoning Ordinance.
14. The applicant has given an adequate explanation from the standpoint of the parking situation, and the fact that this is at the end of a cul-du-sac, and would not impact, anyone.

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 (1,532 square feet in size and 19.5 feet in height) and the covered deck, as shown on the plat titled "Plat, Showing the Improvements on Lot 502, Subdivision of Section 10 & Resubdivision of Lot 2, Block 15, Section 3, Belle Haven," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., dated January 17, 2014, 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 (4,487 square feet existing + 6,731 square feet (150%) = 11,218 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.

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.

Mr. Hart seconded the motion, which carried by a vote of 4-0. Mr. Beard recused himself from the hearing. Mr. Smith and Mr. Hammack were absent from the meeting.

A Copy Teste:

Lorraine A. Giovinazzo  
Lorraine A. Giovinazzo, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

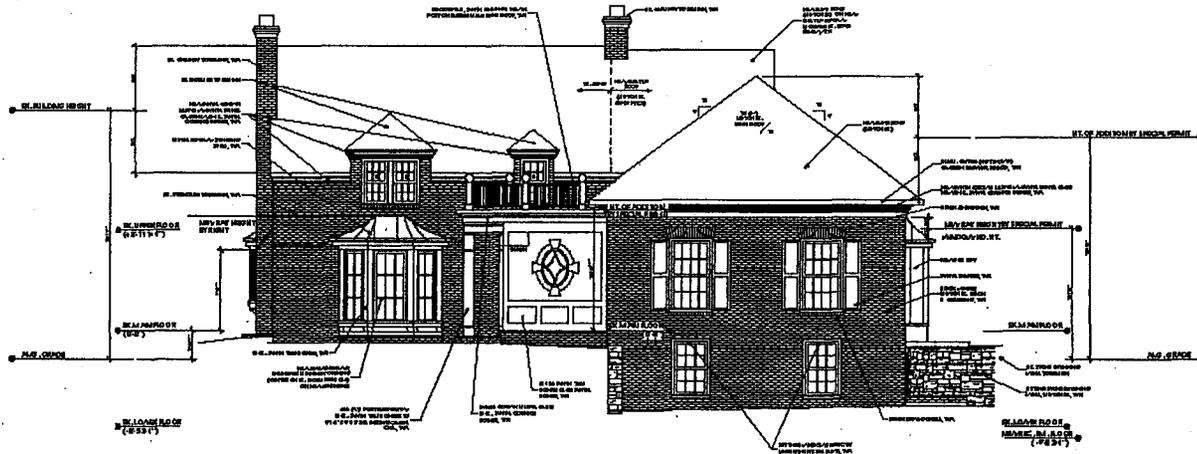
County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2014.

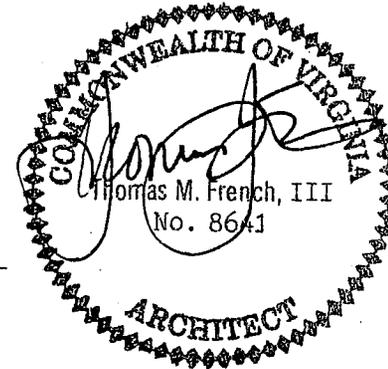
Erin Michelle Haley  
Notary Public

My commission expires: June 30, 2015

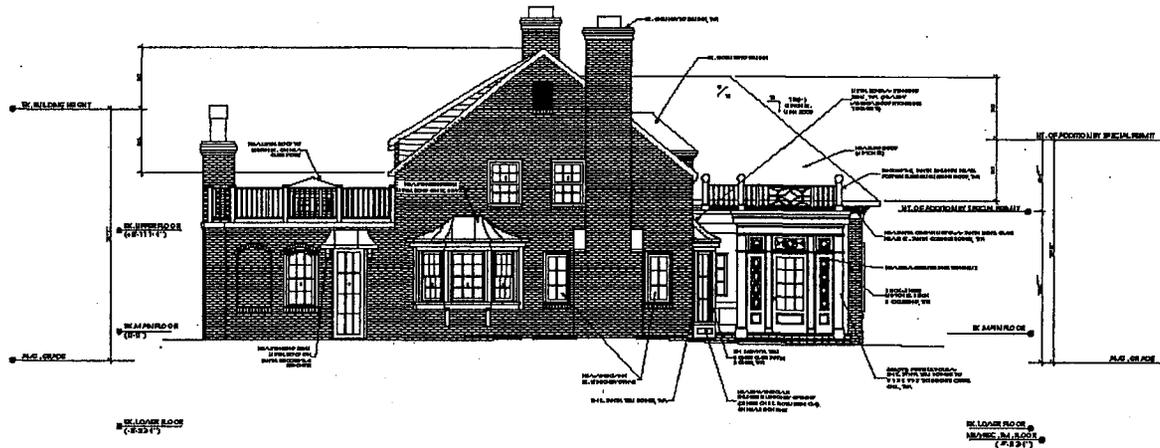




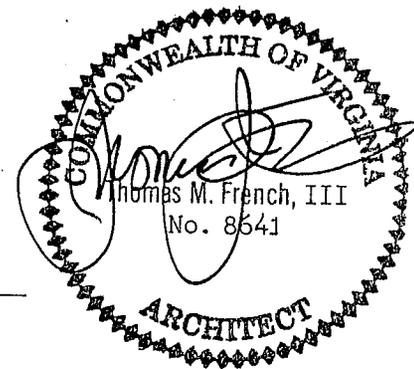
PROPOSED FRONT ELEVATION  
 SCALE: 1/16" = 1'-0"



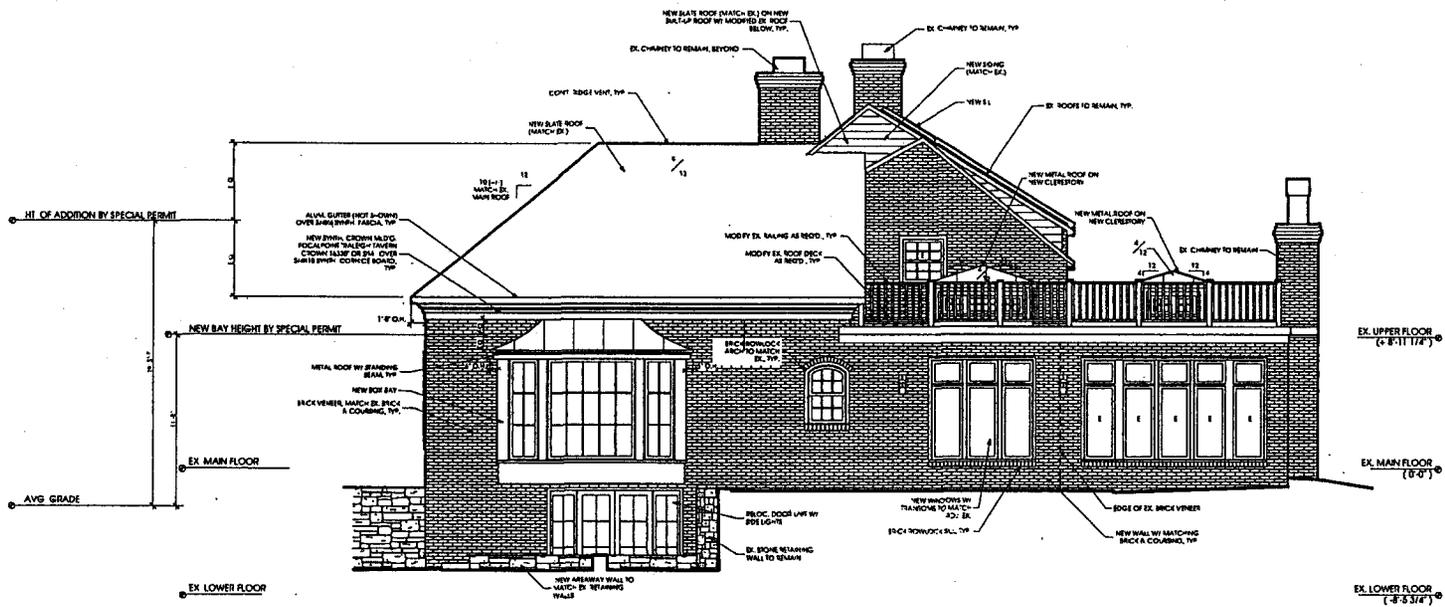

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PROPOSED LEFT SIDE ELEVATION  
 SCALE: 1/16" = 1'-0"




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PROPOSED RIGHT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"