

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

BETHANY SUTHERLAND JONES, SP 2014-MA-033 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit accessory structure 7.5 ft. from side lot line. Located at 3908 Larchwood Rd, Falls Church, 22041, on approx. 14,177 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 220. (Admin. moved from 6/25/14 at appl. req.) Mr. Hammack 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 July 16, 2014; and

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

1. The applicant is the owner of the property.
2. In this particular case, the residence was constructed in 1954.
3. It is a reasonably deep lot, but there are converging lot lines from the rear which justify the reduction in yard requirements.
4. Only part of the proposed garage will be in the setback area, less towards the rear than towards the front.
5. There is a favorable staff report.
6. The justification to extend the existing driveway straight back and minimize, in effect, the impervious surface is a good requirement.

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 accessory structure as shown on the plat titled, "Plat, Showing the Improvements on Lot 220, Barcroft Hills," prepared by George M. O'Quinn, L.S., of Dominion Surveyors, Inc., dated October 18, 2013 and revised through March 11, 2014, as submitted with this application and is not transferable to other land.
3. The area above the garage shall be used as storage only.
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 provide a Tree Conservation Plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:
 - a. An existing vegetation map showing the general composition and extent of existing vegetation in accordance with PFM 12-0506.
 - b. A tree inventory and condition analysis in accordance with PFM 12-0507.
 - c. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation, and maintenance of tree protection fencing.
 - d. A tree preservation narrative to describe specific practices used to preserve existing trees in accordance with PFM 12-0509. Such practices should include, but not be limited to crown pruning, mulching, and root pruning.
 - e. All site engineering and layout information matching the information provided in the associated special permit plat as required by PFM 12-0501.1A.

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 5-0. Mr. Byers and Mr. Smith were absent from the meeting.

A Copy Teste:

Suzanne Frazier
Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

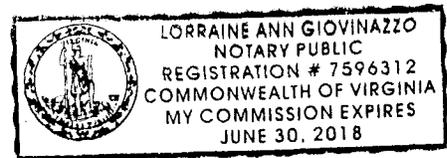
ACKNOWLEDGEMENT

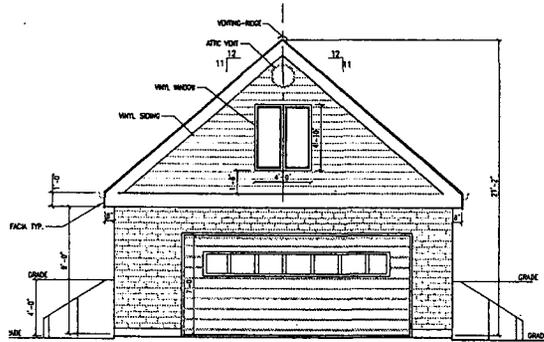
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 21st day of July, 2014.

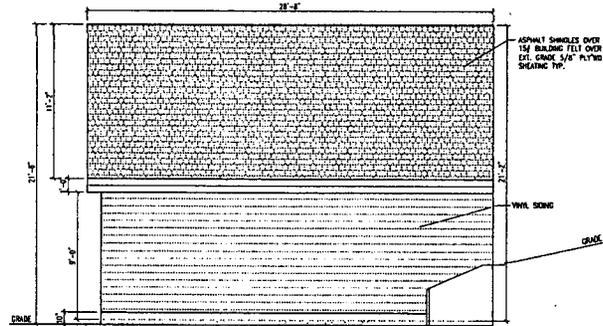
Lorraine Ann Giovinazzo
Notary Public

My commission expires: 6/30/18

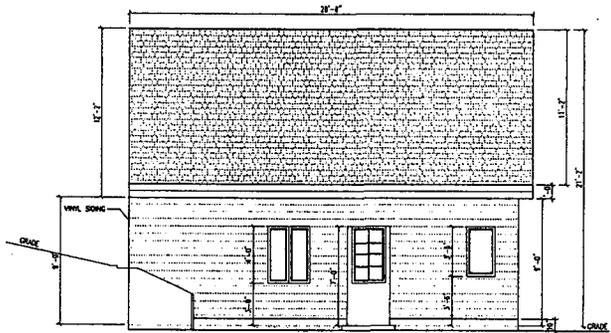




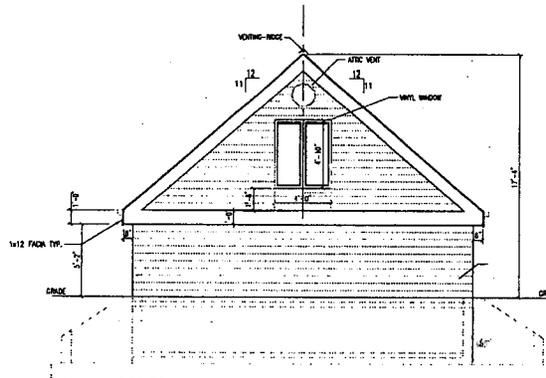
1 SOUTH EAST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH EAST ELEVATION
SCALE: 1/4"=1'-0"



3 SOUTH WEST ELEVATION
SCALE: 1/4"=1'-0"



4 NORTH WEST ELEVATION
SCALE: 1/4"=1'-0"

NOTES:

1. ALL ROOF FRAMING TO BE - PRE-ENGINEERING PRE-FAB ROOF TRUSSES 2x12" O.C. UNLESS NOTED OTHERWISE.
 2. PROVIDE 7/8" APA RATED PLYWOOD/OSB ROOF SHEATHING W/ METAL CLIPS @ 14" O.C. (DAMPEN PROCL OF EG.)
 3. SEE ARCH. DIMS FOR ALL DIMENSIONS.
 4. TRUSS MFR TO DESIGN CABLE END TRUSSES FOR WIND SPEED OF 90 MPH.
 5. PROVIDE HURRICANE ANCHORS (SHOLE DOWN CLIPS) CAPABLE TO RESIST UPLIFT LOADS SHOWN ON THE ROOF TRUSS SHOP DRWS.
 6. TRUSS MFR VERIFY ROOF TRUSS SPANS, HELL HEIGHTS, PITCHES, OVERHANGS AND SUPPORTS (CLAS) LOCATION WITH ARCHITECTURAL DRAWINGS.
 7. FRAM OVERLAP ROOF W/ PREFABRICATED VALLEY SET ROOF TRUSSES @ 14" O.C. UNLESS NOTED OTHERWISE.
 8. PROVIDE P-1 POST AT EACH END OF GABLEN TRUSSES & HP JOCKS UNLESS NOTED OTHERWISE (DAMPEN).
 9. TRUSS LAYOUT SHOWN IS ONLY FOR CLARANCE & SHALL NOT BE USED AS SHOP DRAWING.
 10. PROVIDE BACKUP BRACING FOR BRACK MEMBER WITH CABLE WALL/TRUSSE. USE CABLE TRUSS WITH 2x6 VERT. BRACE @ 24" O.C. OR CONTINUOUS 3/4" LATERAL WALKER @ 24" O.C. VERTICAL WALKER TO ALL MEMBERS OF THE TRUSS W/ MIN. 2-16 # WALL. H.A.L.D. ON PLAN.
 11. SEE MANUFACTURERS INSTRUCTIONS FOR SPECIFICATIONS.
- ROOF FRAMING NOTES:
1. THE ROOF ROOF TRUSSES AND RAFTERS SHALL BE 2x4" O.C. AND DESIGNED FOR THE MANUFACTURER.
 2. THE MINIMUM THICKNESS OF PLYWOOD ROOF SHEATHING SHALL BE 5/8".
 3. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH MONTGOMERY COUNTY REQUIREMENTS & SCHEDULES.
 4. THE DESIGN DATA FOR TRUSSES & RAFTERS ARE AS DETAILD.

ELEVATION NOTES:

1. OUTLETS AND DOWNPOUTS ARE NOT SHOWN FOR CLARITY. DOWNPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNPOUTS IN NON-VISIBLY OFFUSION LOCATIONS. FOR EXAMPLE: FRONT WALL OF HOUSE, BEHIND PORCH COLUMNS, ETC. CLEARLY. CONTRACTOR SHALL VERIFY EXISTING DRAINS AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND VENT VENTS SHALL BE GROUPED IN ATIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PORCH VENT. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
5. CONTRACTORS SHALL PROVIDE ADEQUATE ATIC VENTILATION / ROOF VENTS PER LOCAL CONTRACTING CODE, INSTALL CONTINUOUS ROOF VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOUTH VENTILATION AT OVERHANGS.

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DESIGNED BY:

MR & MRS. DELBERT E. & BETHANY JONES
3908 LARCHWOOD RD
FALLS CHURCH VA 22041

OWNER:

TYPE OF CONSTRUCTION:
GARAGE ADDITION

ELEVATIONS

Sheet Number:
A3