

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JOHN D. CULP, SP 2014-SU-063 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modifications to the minimum yard requirements for certain R-C lots to permit additions 12.0 ft. and 12.3 ft. from side lot line. Located at 15219 Elk Run Rd., Chantilly, 20151, on approx. 10,716 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 472. (Deferred from 8/6/14 for ads.) 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 September 17, 2014; and

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

1. The applicant is the owner of the land.
2. The property was the subject of final plat approval prior to July 26, 1982.
3. The property was comprehensively rezoned to the R-C District on July 26, or August 2, 1982.
4. Such modification in the yard shall result in a yard not less than the minimum yard requirement of the zoning district that was applicable to the lot on July 25, 1982.
5. The resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety, and welfare of the area.
6. This application really is an extension of the existing lot line, both to the rear and front of the house.
7. It meets all the criteria for approval of the special permit.

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. This special permit is approved for the location and size of the additions (front porch 210 square feet in size and 12.7 feet in height; and screened back porch 280 square feet in size and 13.5 feet in height), as shown on the special permit plat prepared by Thomas G. Lutke, Land Surveyor for NoVA Surveys, dated January 19, 2014, submitted with this application and is not transferable to other land.

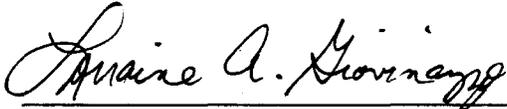
2. All applicable permits and final inspections shall be obtained for the additions.
3. The additions shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

A Copy Teste:



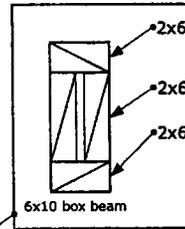
Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals

Drawing by: Omar Rulz - Manager Scale: 1/4" = 1'

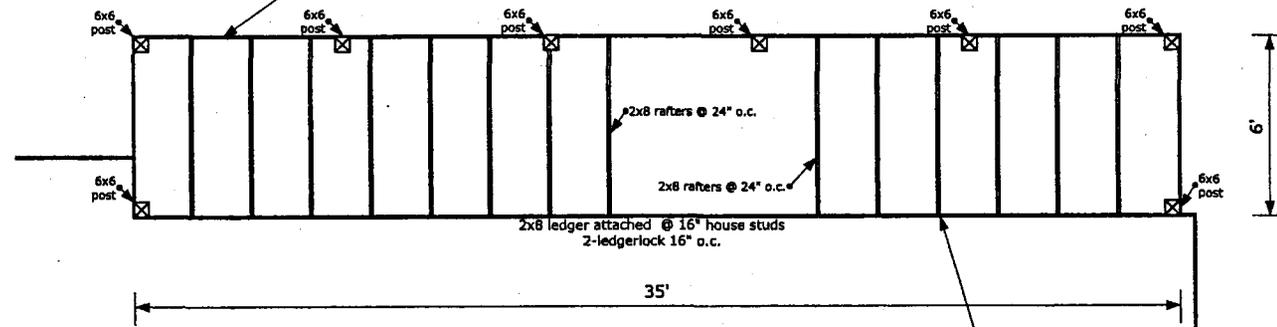
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15219 Elk Run Rd.
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Front Porch Framing

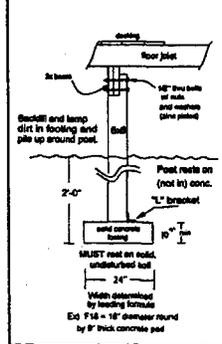
- Notes:
- Guardrails are required for decks & porches more than 30" above grade or floor. Guardrails must extend 36" above floor level.
 - The greatest riser height shall not exceed the smallest by more than 3/8".
 - Stairs with 3 or more risers require frost footings & handrails.



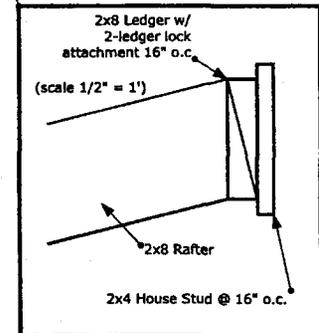
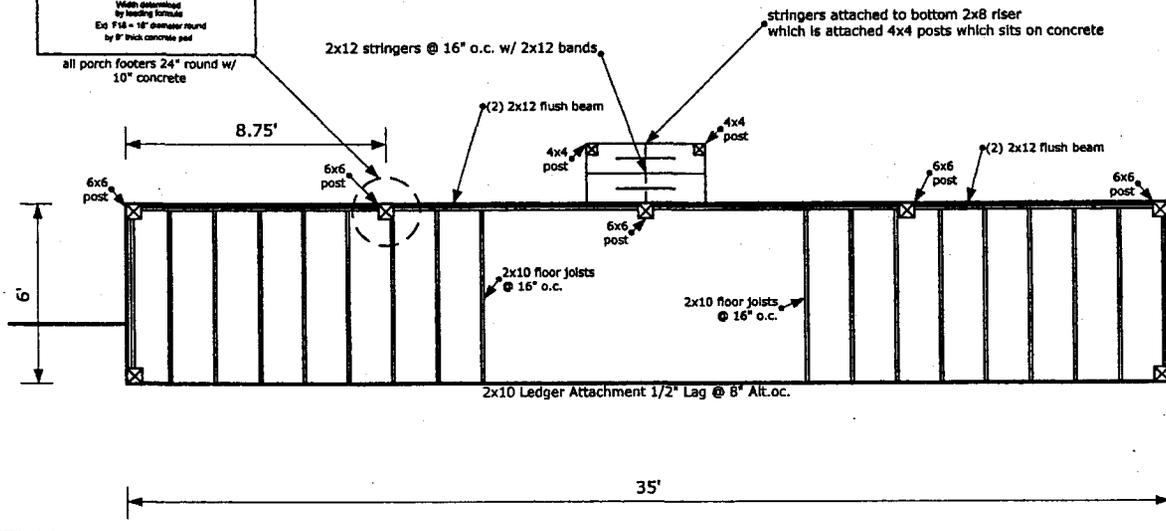
Shed Roof Overview



Footing to Post to Beam to Joist Detail

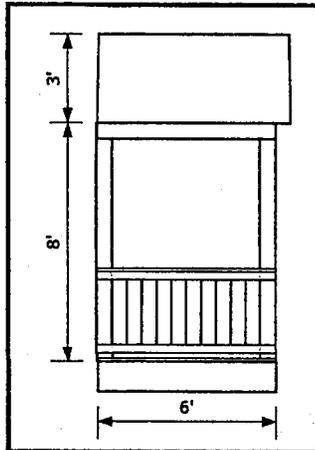


Floor Framing

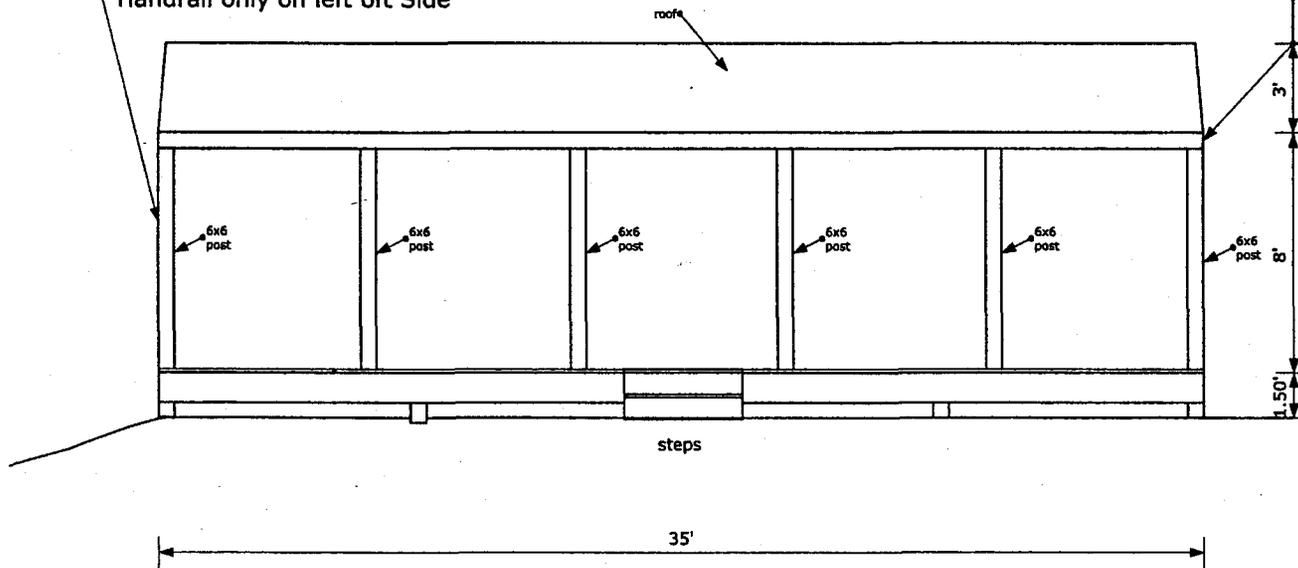
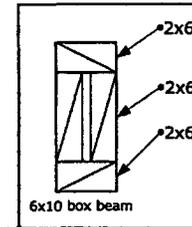
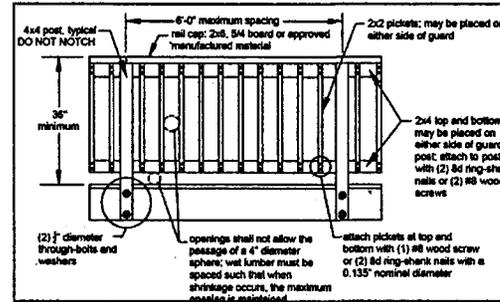


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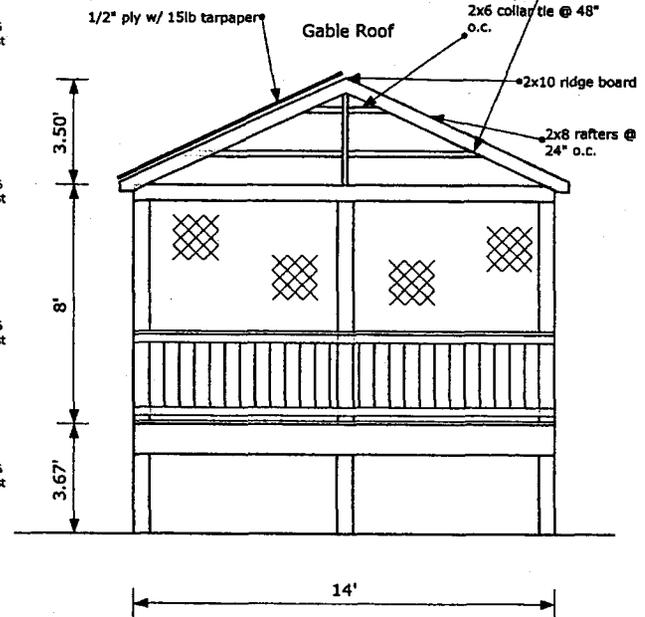
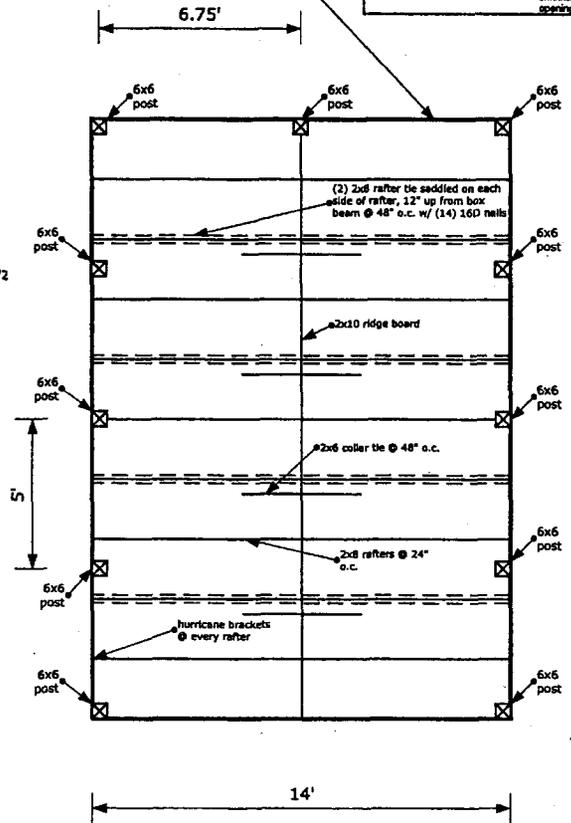
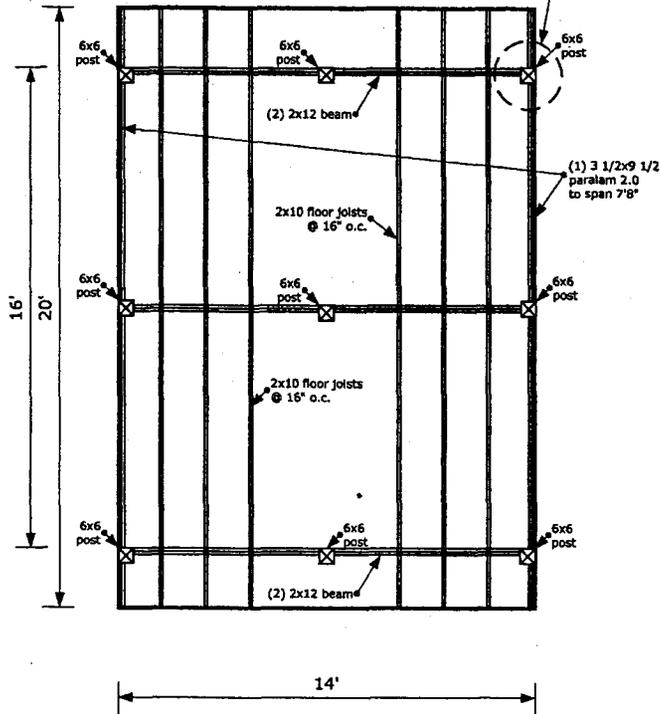
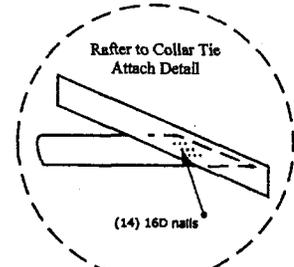
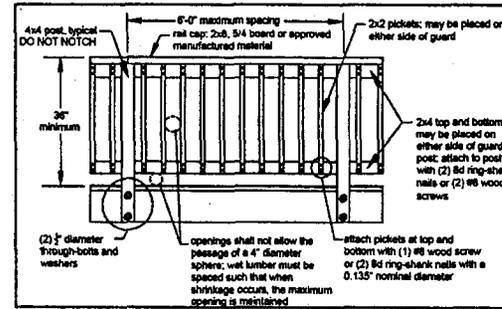
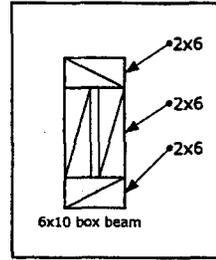
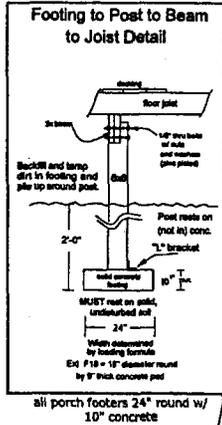
Handrail only on left 6ft Side



Porch Framing

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- Guardrails are required for decks & porches more than 30" above grade or floor.
- Secure the pickets at top & bottom with 1-#8 corrosion resistant screw or 2-8d galv. nails.

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Front Side Elevation



Current



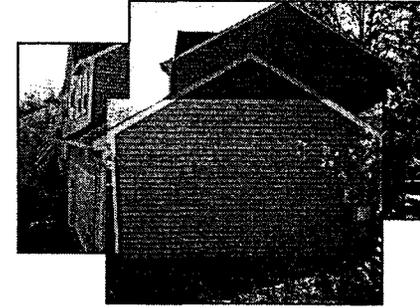
Current



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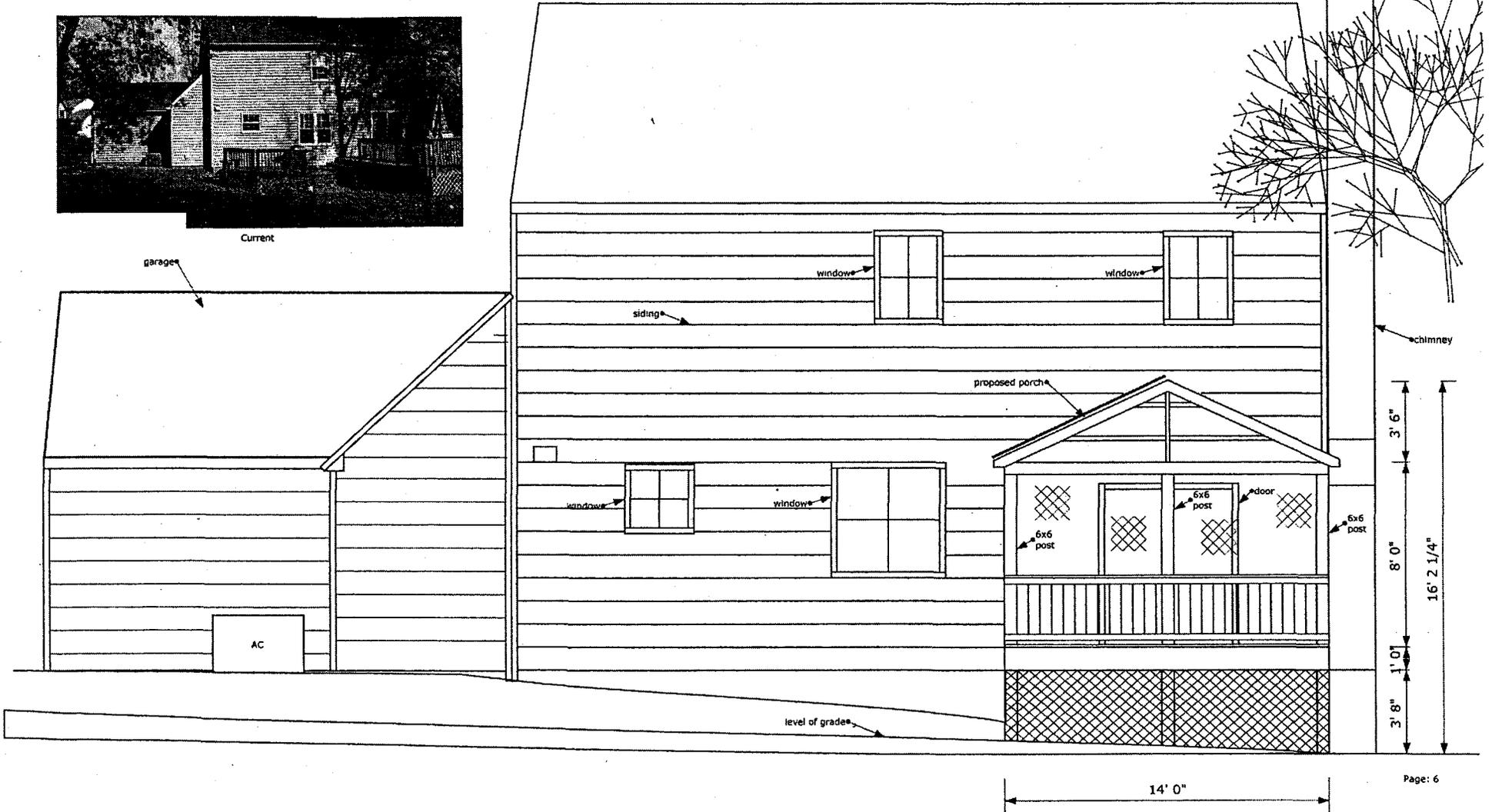
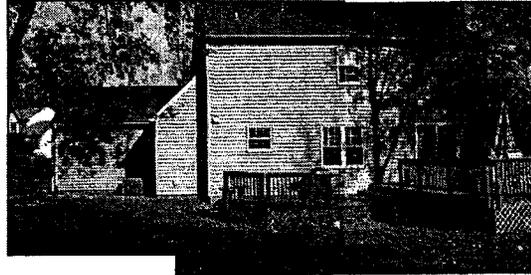
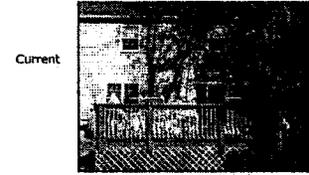
Right Side Elevation



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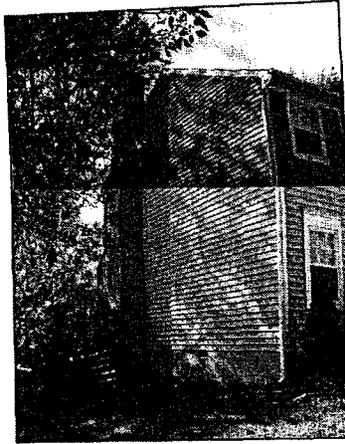
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Back Side Elevation



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Current

