

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THOMAS E. ELLWOOD, MARRIED, SP 2014-SP-078 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit roofed deck 18.5 feet from front lot line and addition 17.9 feet from rear lot line. Located at 7912 Willfield Ct., Fairfax Station, 22039, on approx. 11,350 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-1 ((7)) 91. Mr. Hart 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 23, 2014; and

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

1. The applicant is the owner of the land.
2. The Board has a favorable staff recommendation and adopts the rationale in the staff report.
3. This is a weird lot. The house is at the end of a pipe stem.
4. It is a relatively small lot.
5. The house is turned approximately 45 degrees to all the lot lines, so that the useable space outside the house is basically triangles.
6. The two additions that are proposed each poke out with a little triangle into a minimum yard.
7. With respect to the front porch, it is a relatively modest addition, and it is actually stepped back from other parts of the house in the front. It is just that because the house is turned that the front corner of the front porch would stick out into what is a front yard, although it is a front yard only in an Ordinance sense.
8. It is behind the other houses, so it is a hidden front well back from the street in the back of a pipe stem.
9. It would not have any significant negative impact on anybody.
10. If that were really treated as a side yard, also in PDH-2, it is well within what the setback would be.
11. In looking at it, it would not look particularly unusual.
12. With respect to the screen porch in the back, the way the house is turned, that corner of the porch is almost in the center of the rear yard. With the vegetation in the photographs, you would not really notice it.
13. It would not have any significant negative impact on anybody.
14. This is the type of situation that a 8-922 resolution was supposed to help with.
15. The Board has determined that the application meets all the standards in the Sect. 8-922 motion.

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 (266 square feet in size and 22.2 feet in height) and the covered front porch (13 feet in height) as shown on the plat titled "Plat, Showing the Improvements on Lot 91, Section 5, Barrington," prepared by George M. O'Quinn, L.S., of Dominion Surveyors, Inc., dated June 28, 2013 as revised through October 30, 2013, 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 (4,527 square feet existing + 6,791 square feet (150%) = 11,318 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. Smith seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

Lorraine A. Giovinazzo

Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

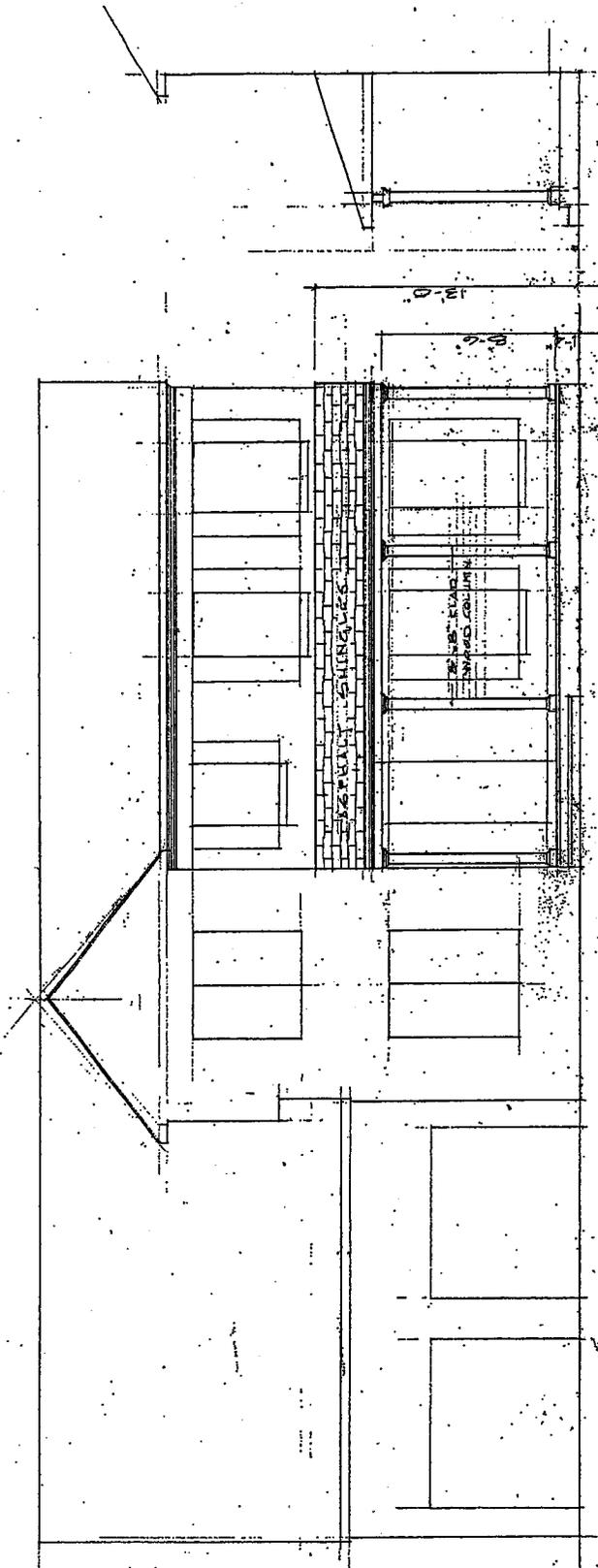
The foregoing instrument was acknowledged before me this 29 day of
July, 2014.

Robert Wyatt Harrison

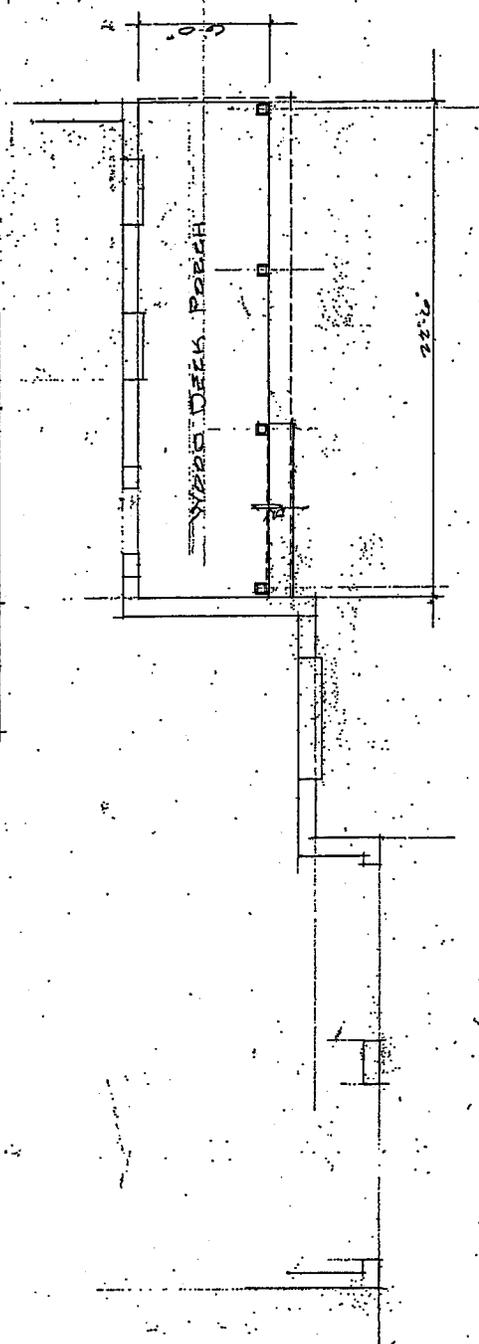
Notary Public

My commission expires: 9-30-2017





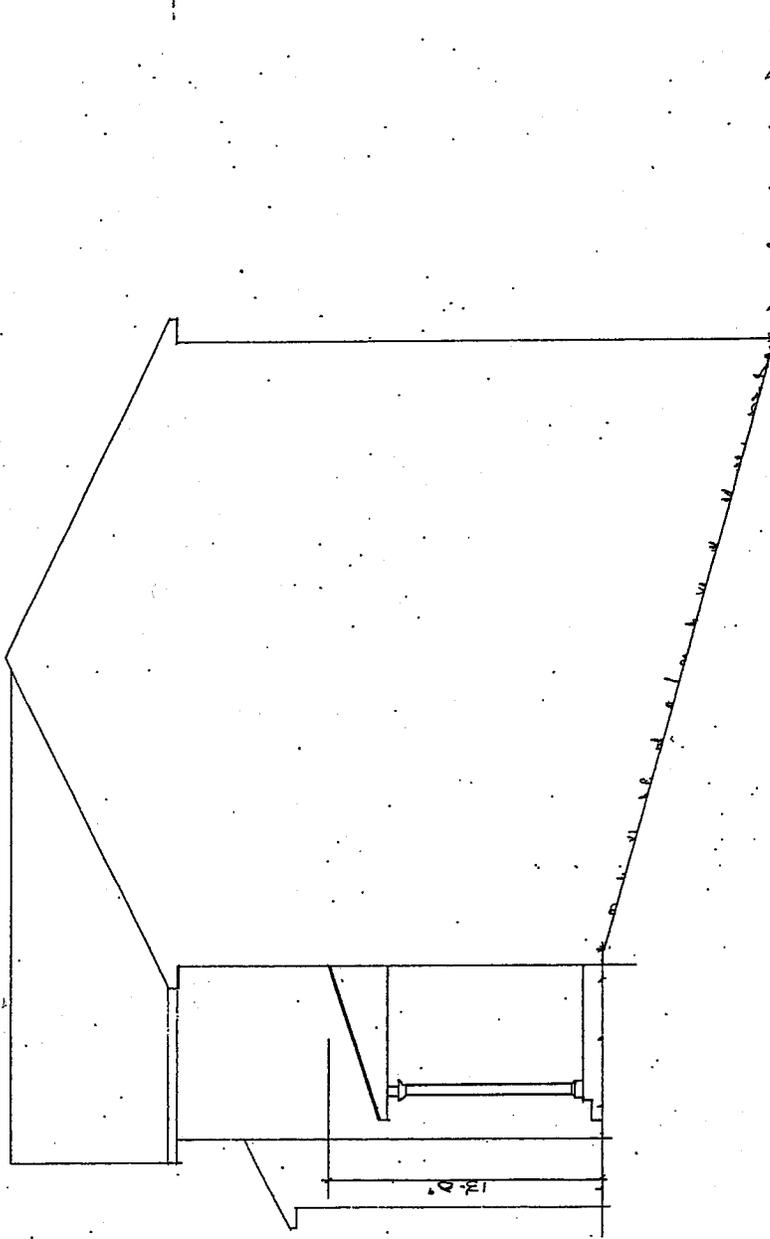
FRONT ELEVATION



NEW COVERED FRONT PORCH PLAN
1912 WILFELD COURT

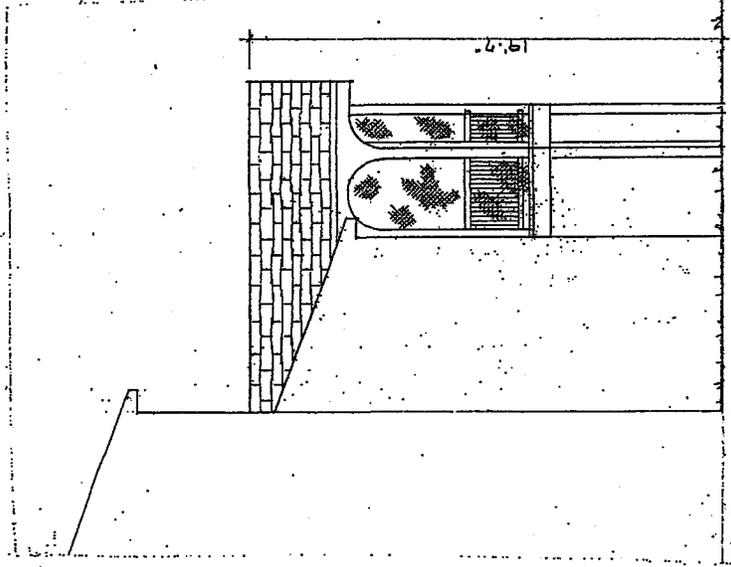
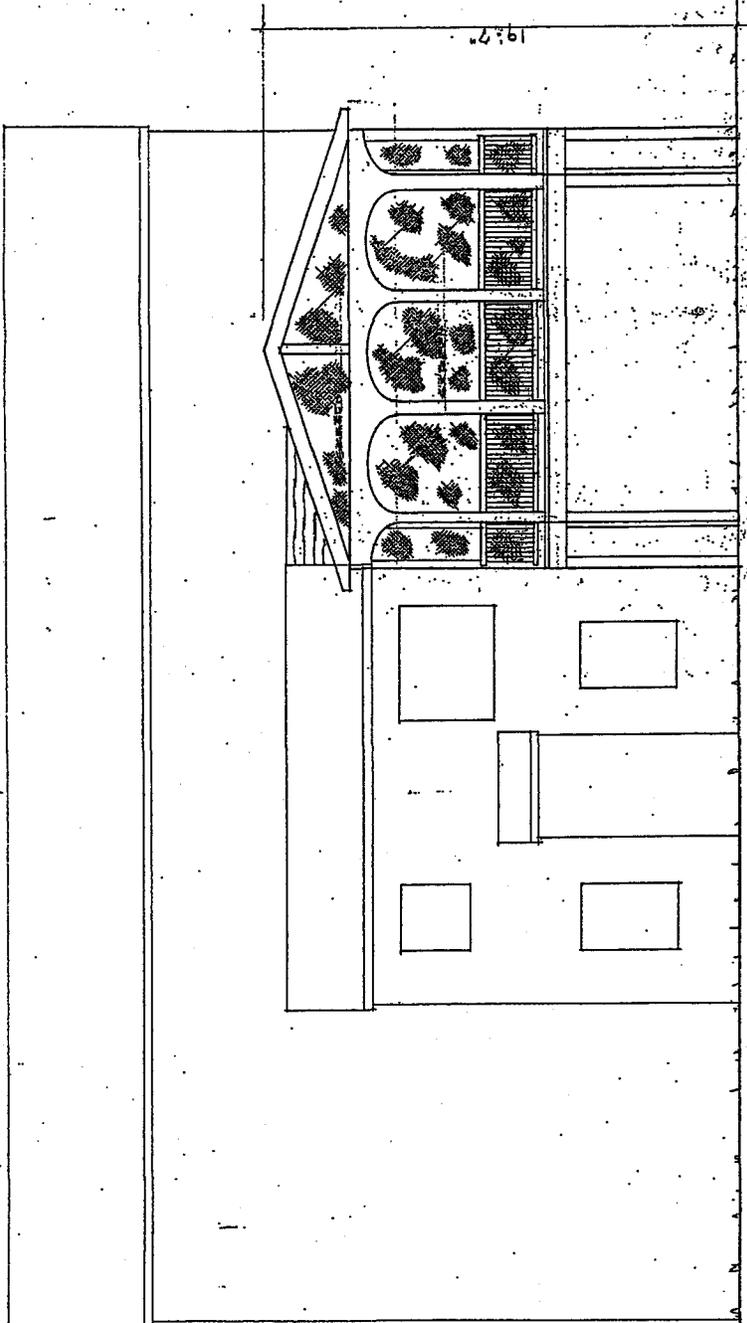
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 Zoning Evaluation Division

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Zoning Evaluation Division



NEW COVERED FRONT PORCH SIDE ELEVATION

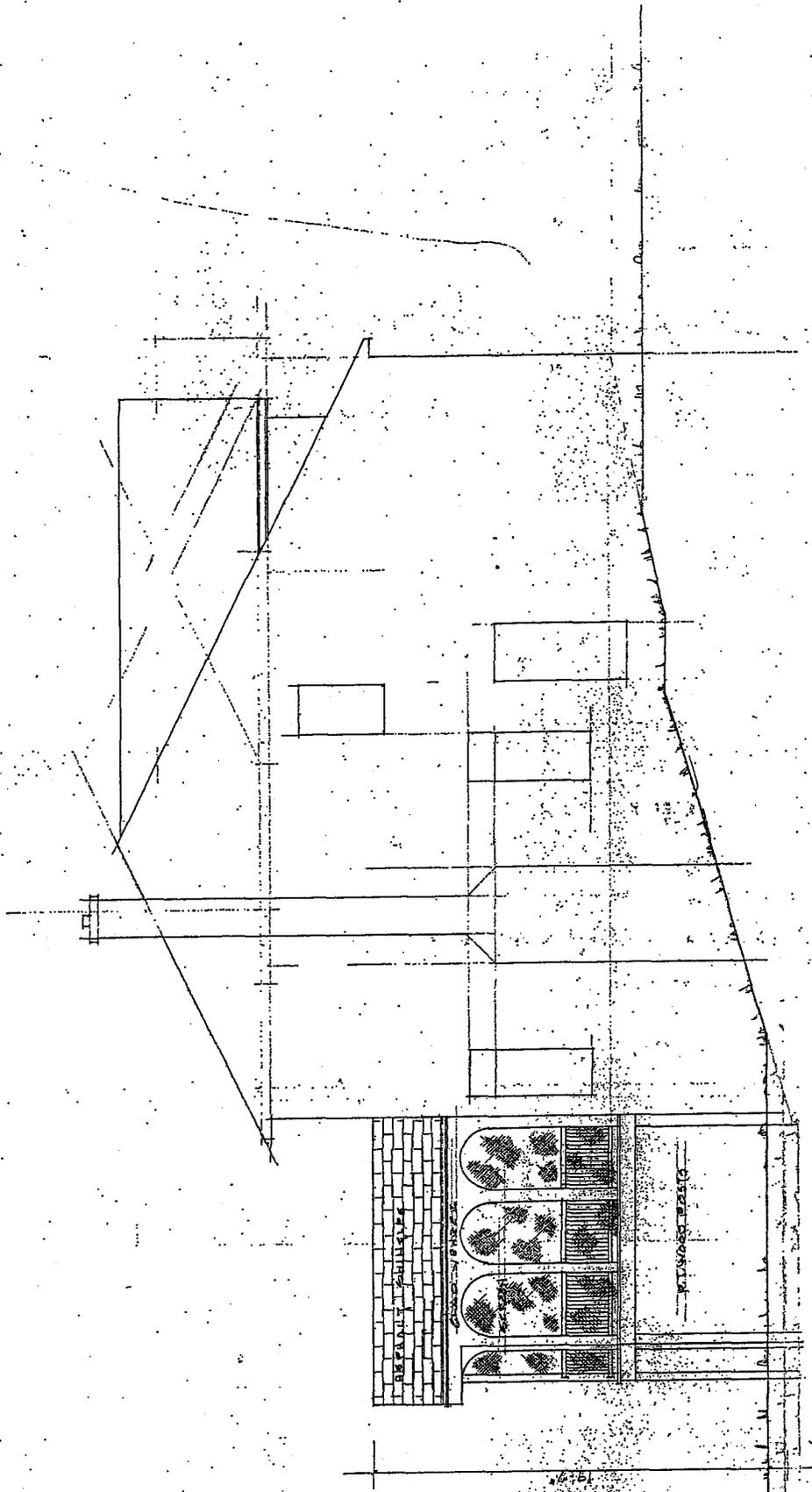
1912 WILFELD COURT



REAR ELEVATION GREEN PORCH

REAR SIDE

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SIDE ELEVATION CONVERT DECK TO SCREEN PORCH

1912 WILFIELD COURT