

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

KARI B. SHAPERO AND CRAIG D. SHAPERO, SP 2014-MV-108 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of additions 23.1 ft. and roofed deck 22.6 ft. with steps 20.8 ft. from front lot line. Located at 1816 Edgehill Dr., Alexandria, 22307 on approx. 13,076 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (7) 14. (Admin. moved from 9/10/14 at appl. req.) 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 December 10, 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 a favorable staff recommendation and adopts the rationale in the staff report.
3. The addition appears to be a very attractive structure. It is not significantly different in terms of the dimensions to the street from the rest of the house or other houses in the area. The way that the addition is masked and the way in which the elements have been modulated keeps it at a relatively small scale. It is consistent with the rest of the house and the neighborhood. It will blend right in, and it will look like it is supposed to be there. It is not going to stick out.
4. With the imposition of the development conditions, any conceivable impacts would be mitigated.
5. The after condition will be an improvement from what is there now.
6. All of the Sect. 8-922 standards have been met.

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 applicants 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 (2,500 square feet, 29 feet in height), as shown on the plat titled "Special Permit Plat, Lots 14&15, Block 7, Section 2, Belle Haven," prepared by Alterra Surveys, dated January 14, 2014, as revised through September 30, 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 (5,600 square feet existing + 8,400 square feet (150%) = 14,000 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 applicants 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. The location of all existing trees on site that will be removed or retained as dictated by the proposed construction.
 - b. The location of construction storage and stockpile as they may affect the critical roots of existing trees.
 - 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. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
 - e. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.
6. To further screen the addition, supplemental vegetation as may be determined in consultation with the Urban Forestry Division of the Department of Public Works and Environmental Services shall be installed and maintained in good condition along a portion of Edgehill Drive as further outlined in Attachment 1.

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. Beard seconded the motion, which carried by a vote of 6-0. Ms. Theodore was absent from the meeting.

A Copy Teste:

Mary D. Padruft

Mary D. Padruft, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

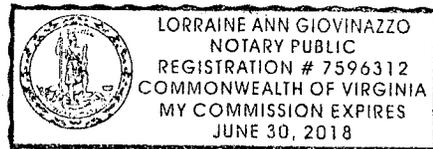
County of Fairfax
Commonwealth of Virginia

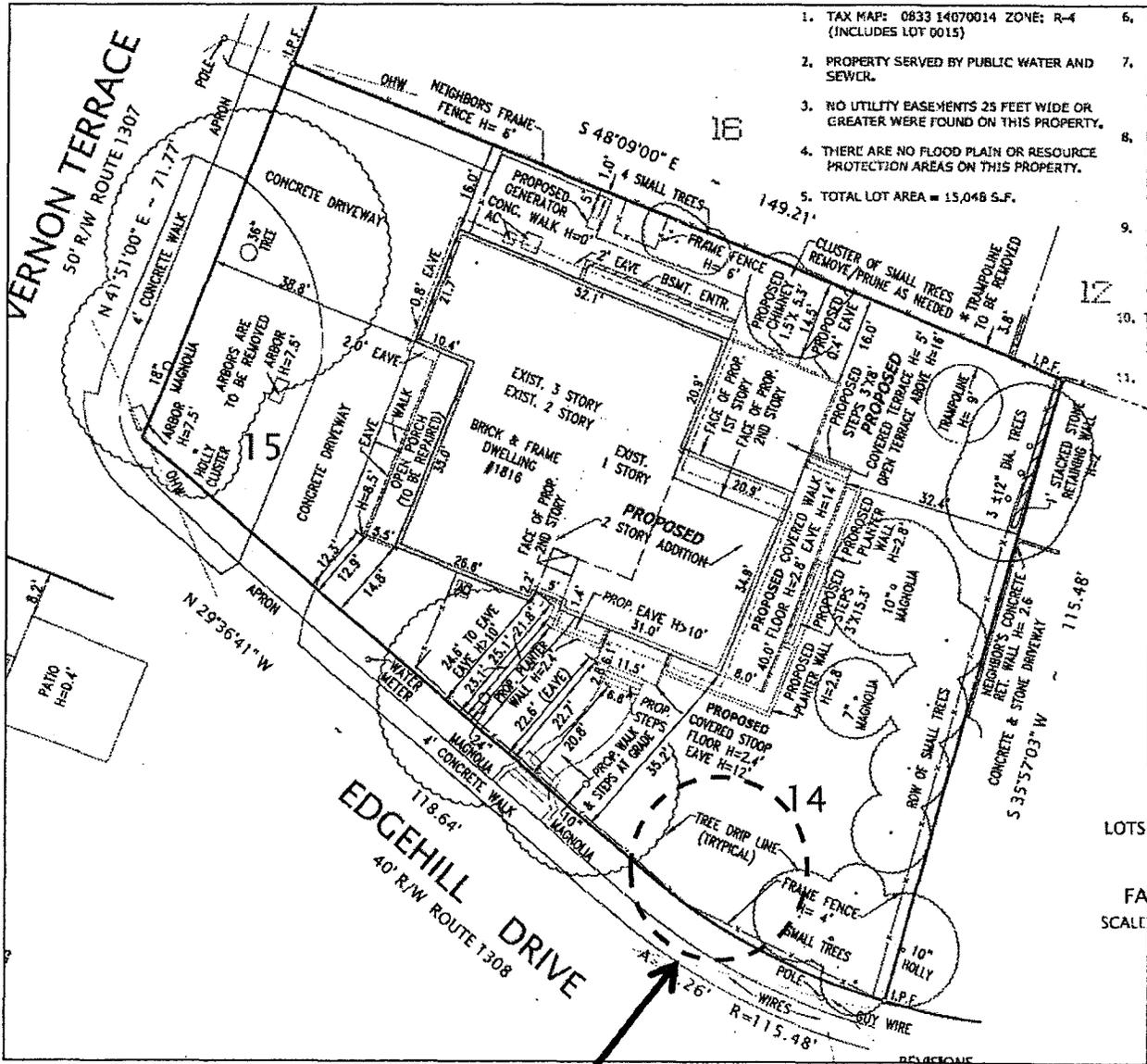
The foregoing instrument was acknowledged before me this 17th day of

December, 2014.

Lorraine A. Giovinazzo
Notary Public

My commission expires: 6/30/18





1. TAX MAP: 0833 14070014 ZONE: R-4 (INCLUDES LOT 0015)
2. PROPERTY SERVED BY PUBLIC WATER AND SEWER.
3. NO UTILITY EASEMENTS 25 FEET WIDE OR GREATER WERE FOUND ON THIS PROPERTY.
4. THERE ARE NO FLOOD PLAIN OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
5. TOTAL LOT AREA = 15,046 S.F.

*The applicant shall install vegetation in the area outlined above, per condition #6.