

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CASTRO, JAN M.; CASTRO, JOYCE S.; SP 2014-MA-159 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 12.7 ft. from rear lot line and 17.9 ft. from front lot line. Located at 3315 Potterton Dr., Falls Church, 22044, on approx. 15,797 sq. ft. of land zoned R-2. Mason District. Tax Map 61-1 ((11)) 1048. 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 October 8, 2014; and

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

1. The applicants are the owner of the land.
2. The Board has determined the application meets all the submission requirements set forth in Sect. 8-922.
3. Staff recommends approval.
4. This is close. By the same token, if you start shrinking this, then architecturally it begins to affect the aesthetics of the actual architectural plan.
5. This is a corner lot.
6. The property was constructed in 1958. The owners have been there since 1998.
7. It is Lake Barcroft, and the Board has done this on several occasions with regard to this particular area.
8. This is a couple of feet. There is no issue. It is tastefully done. It will be a good addition to the neighborhood and also to the applicants.

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 as shown on the plat titled, "Special Permit, Lot 1048, Section 11, Lake Barcroft," prepared by William E. Ramsey, P.C., dated September 4, 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 (2,625 square feet existing + 3,937 square feet (150%) = 6,562 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. The maximum heights for the garage and addition shall not exceed those shown on Attachment 1.
5. Any changes to the driveway shall be done in accordance with all Zoning Ordinance regulations and Virginia Department of Transportation (VDOT) requirements. In the event that VDOT does not approve the proposed driveway entrance along Beachway Drive, the applicant shall retain the single entrance from Potterton Drive, and shall not install the second proposed driveway.
6. The applicant shall plant landscaping in the available space on the northern side of the addition to increase the screening between the addition and the adjacent property to the north. The species and size of the plantings shall be determined in coordination with the Urban Forest Management Division (UFMD).
7. Every effort shall be made to protect existing trees during construction of the addition. The applicant shall hire a certified arborist to develop a tree preservation plan prior to any construction to help reduce negative impacts to the existing vegetation to be preserved. Tree protection fencing shall be installed around the drip lines of existing trees to be preserved to limit both above and below ground impacts.

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 5-0-1. Mr. Hart abstained from the vote. Mr. Smith was absent from the meeting.

A Copy Teste:

Mary D. Padrutt
Mary D. Padrutt, Deputy Clerk
Board of Zoning Appeals

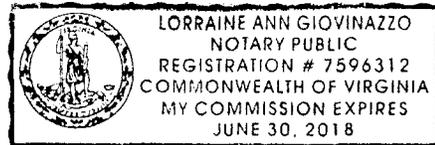
ACKNOWLEDGEMENT

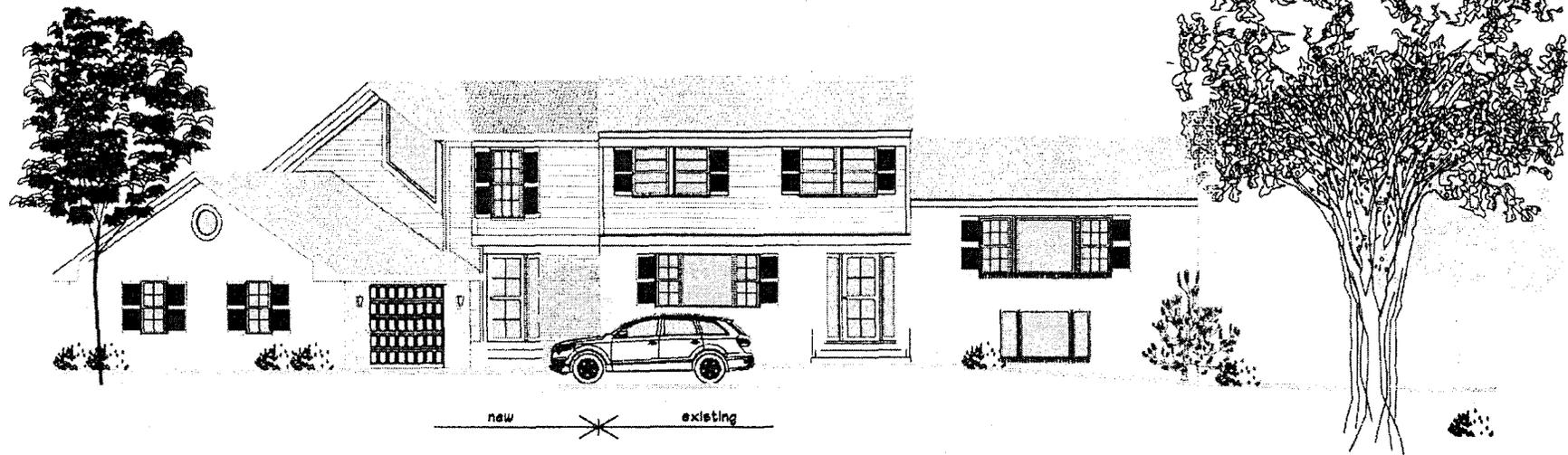
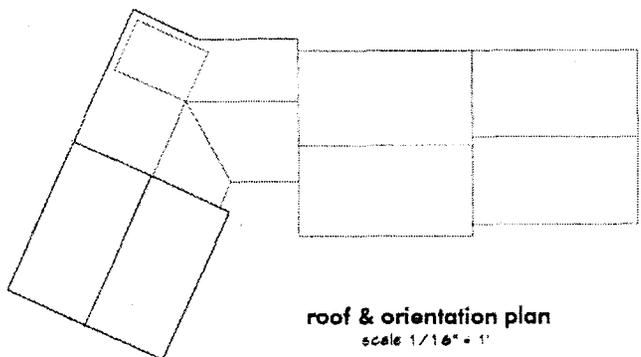
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14th day of
October, 2014.

Lorraine Ann Giovinazzo
Notary Public

My commission expires: 6/30/18



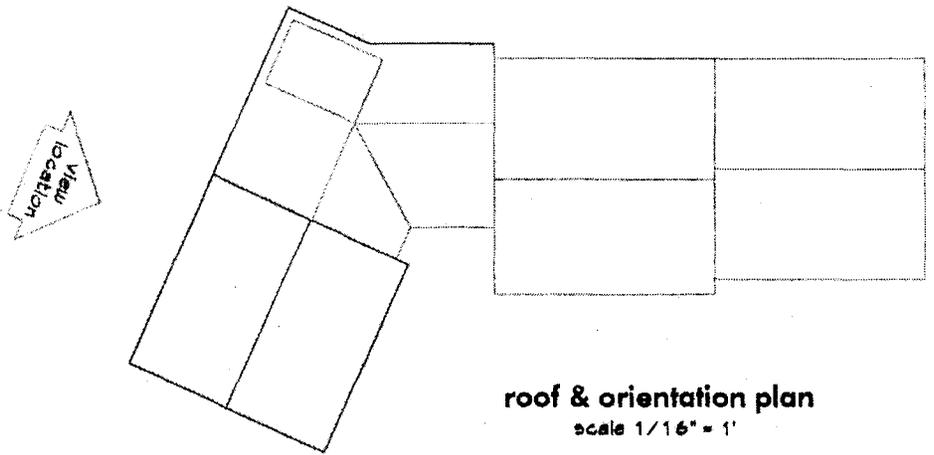


new ✕ existing

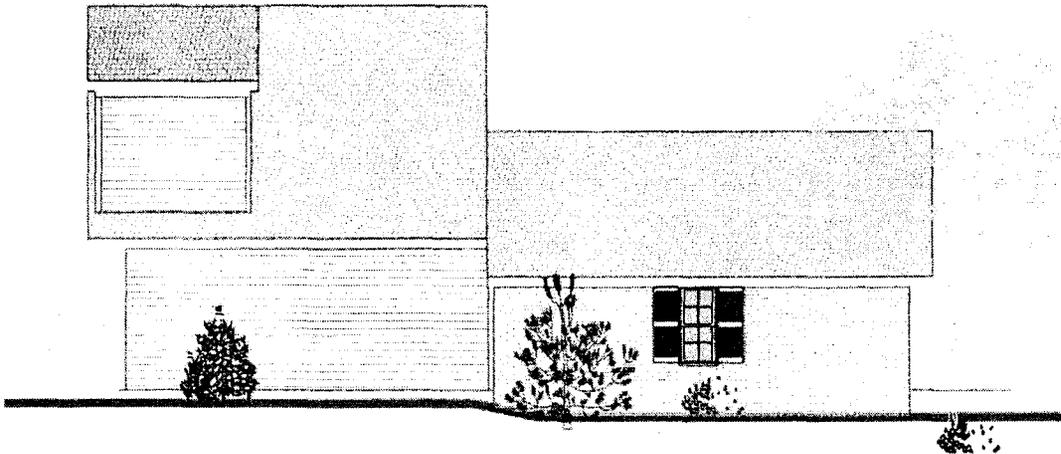
front elevation

scale 1/8" = 1'

RECEIVED
Department of Public Works
JUL 9 2 2014
Building Evaluation Division



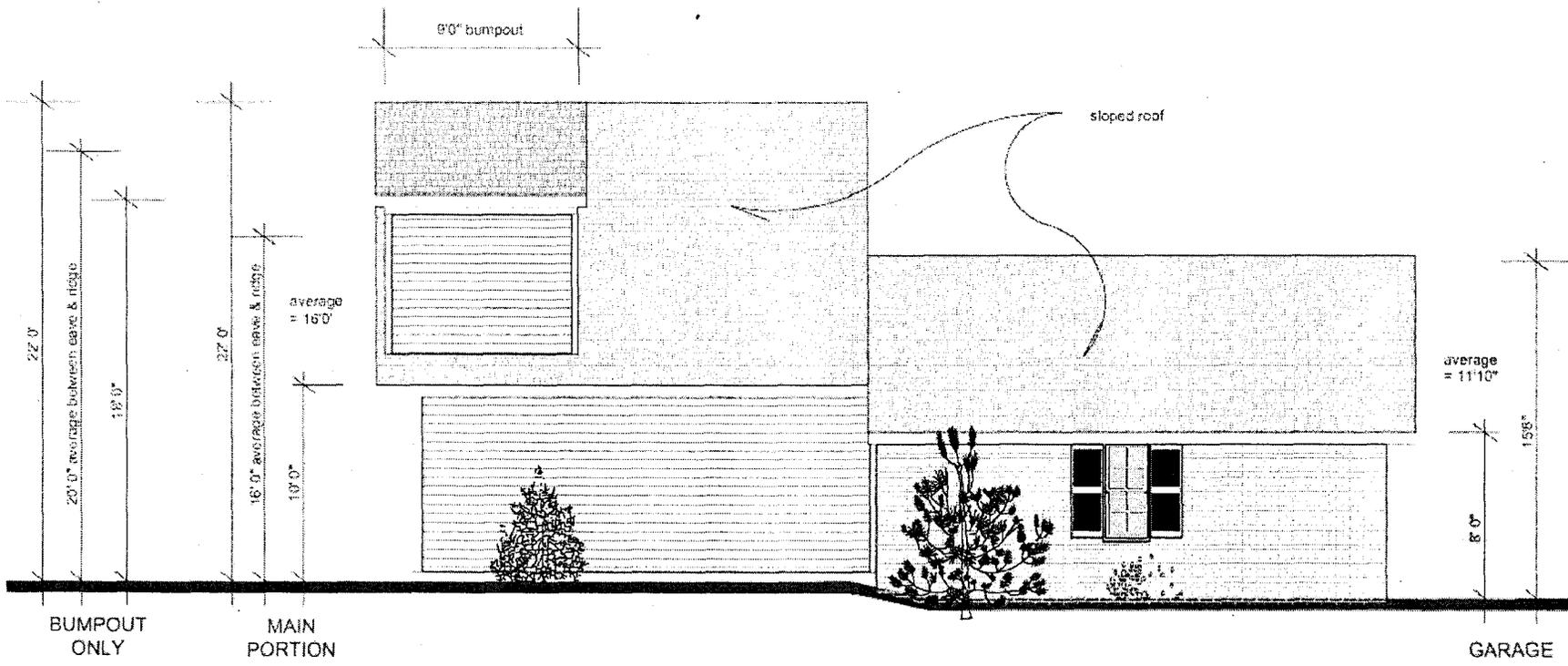
roof & orientation plan
scale 1/16" = 1'



new side elevation

scale 1/8" = 1'

RECEIVED
Department of Planning & Zoning
JUL 22 2014
Zoning Evaluation Division



new side elevation