

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WERNER A. WATSCHKE, SP 2014-DR-181 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit provisions for increase in fence and/or wall height in any front yard. Located at 1903 Macarthur Dr., McLean, 22101, on approx. 24,558 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((24)) 12. 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 November 19, 2014; and

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

1. The owner of the property is the applicant.
2. The present zoning is R-2.
3. The lot area is 24,558 square feet.

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.

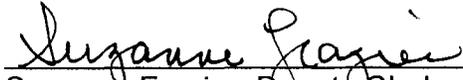
NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This special permit is approved for the location of the fence six feet from the property line on Franklin Avenue which is an amendment to the plat titled "Special Permit Plat on 1903 Macarthur Drive Kenbargan – Lot 12" prepared by Professional Design Group, Inc., dated June 24, 2014, and revised on August 12, 2014.
2. All plant material shall be located outside of the Virginia Department of Transportation Right-of-Way adjacent to Franklin Avenue.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Mr. Hammack seconded the motion, which carried by a vote of 5-0. Mr. Smith and Mr. Beard were absent from the meeting.

A Copy Teste:



Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals