

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CHRISTY AND MARK TEDROW, SP 2014-DR-185 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 6.0 ft. from side lot line, accessory storage structure 6.0 ft. from side lot line and 15.6 ft. from rear lot line, and a reduction in minimum yard requirements based on error in building location to permit patio to remain 0.0 ft. from side lot line. Located at 6602 Tucker Ave., McLean, 22101, on approx. 10,500 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((9)) 25A. 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 owners of the property are the applicants.
2. The application under Sect. 8-914 meets all criteria, A through H.
3. The conceptual drawings are dated May 6, 2014; the plat itself is July 11th, so it is the governing document. The Board understood that architects take a little bit of license before the plat is actually finalized. There is not an issue with that.
4. From the standpoint of the patio itself, there looks to be a 6-foot fence. There is also a brick wall between the applicants' property and the adjoining property. It has a drainage system and it does not seem conducive to making the applicants remove that. There have not been any complaints, and it has been in there since 2004.
5. Moving the shed seems imminently reasonable. The lot size is 10,500 square feet, which is not very large.
6. The applicants are substantially improving the property and its value, so it is a very, very good project.

THAT the applicant has presented testimony indicating compliance with Sect. 8-006, General Standards for Special Permit Uses, and the additional standards for this use as contained in the Zoning Ordinance. Based on the standards for building in error, the Board has determined:

- A. The error exceeds ten (10) percent of the measurement involved, or
- B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another use or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and

- C. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
- D. Such reduction or modification will not impair the purpose and intent of this Ordinance, and
- E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
- F. It will not create an unsafe condition with respect to both other property and public streets, and
- G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.
- H. The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

AND, WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

- 1. That the granting of this special permit will not impair the intent and purpose of the Zoning Ordinance, nor will it be detrimental to the use and enjoyment of other property in the immediate vicinity.
- 2. That the granting of this special permit will not create an unsafe condition with respect to both other properties and public streets and that to force compliance with setback requirements would cause unreasonable hardship upon the owner.

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

- 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 garage addition (494 square feet), the shed, and the patio, as shown on the plat prepared titled

"Special Permit Plat, Lot 25A, Section 1, Chesterfield," prepared by Patrick A. Eckert, Land Surveyor, dated September 13, 2012 and revised through July 11, 2014, as submitted with this application and is not transferable to other land.

- 3. 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. 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
 Suzanne Frazier, Deputy Clerk
 Board of Zoning Appeals

ACKNOWLEDGEMENT

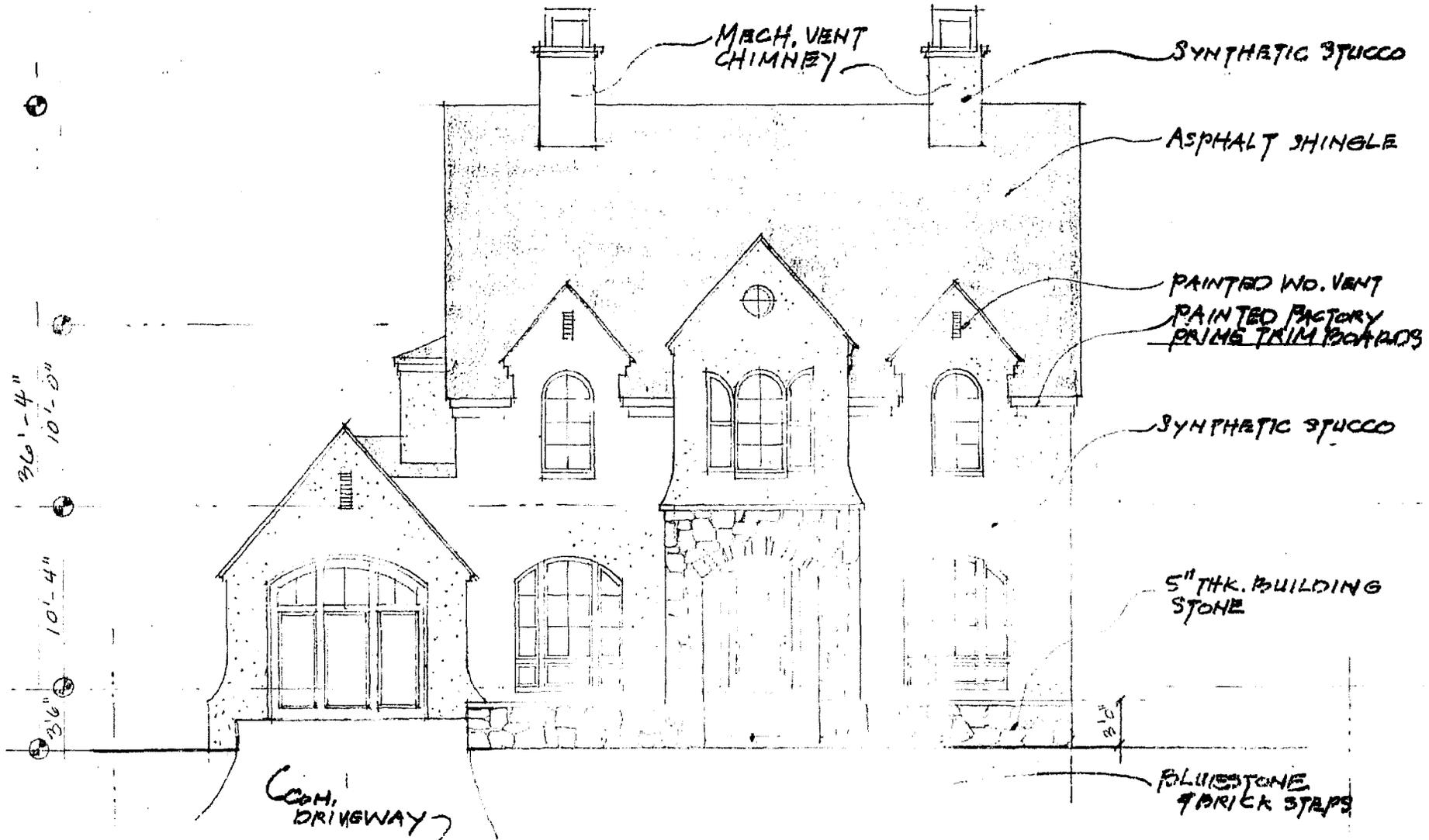
COUNTY OF FAIRFAX
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me this 24th day of November, 2014.

Robert Wyatt Harrison
 Notary Public

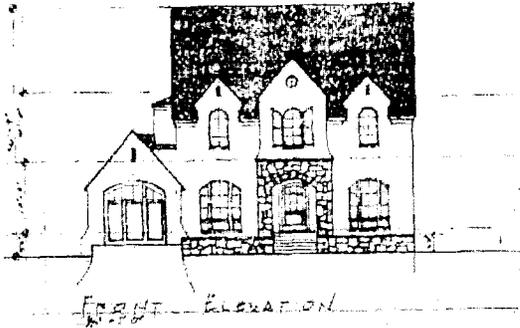
My commission expires: 9-30-2017





36'-4"
 10'-0"
 10'-4"
 36"

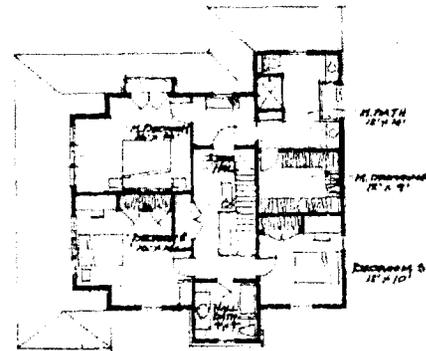
FRONT ELEVATION
 1/8" = 1'-0"



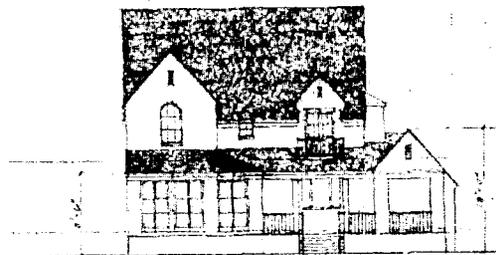
FRONT ELEVATION
12'-0"



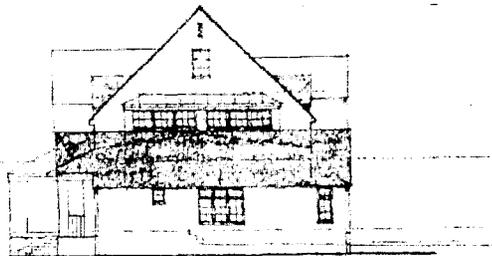
RIGHT SIDE ELEVATION
12'-0"



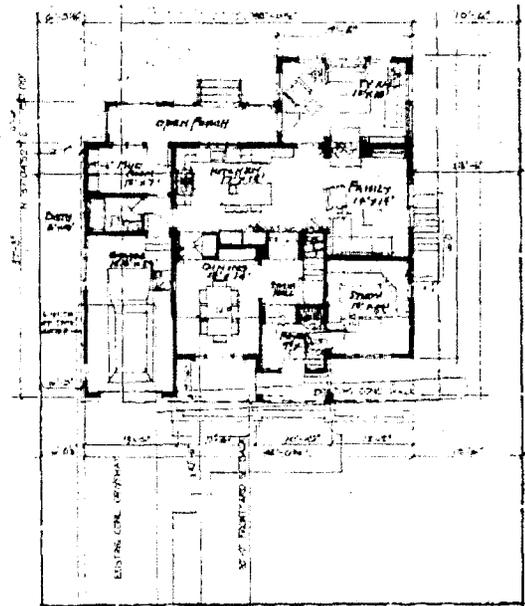
SECOND FLOOR PLAN
12'-0"



REAR ELEVATION
12'-0"



LEFT SIDE ELEVATION
12'-0"



TUCKER AVENUE
FIRST FLOOR PLAN
12'-0"



HAINS
ARCHITECTS

5841 Ingwood Drive
Northdale, Maryland
Tel: 301 328 1424
Tel: 301 330 1482
Fax: 301 330 1482

TEDROW RESIDENCE
Addition and Renovation
6607 Tucker Ave.
McLean, VA

SPECIAL PERMIT SUBMISSION
ARCHITECTURAL PLANS & ELEVATIONS

REVISION

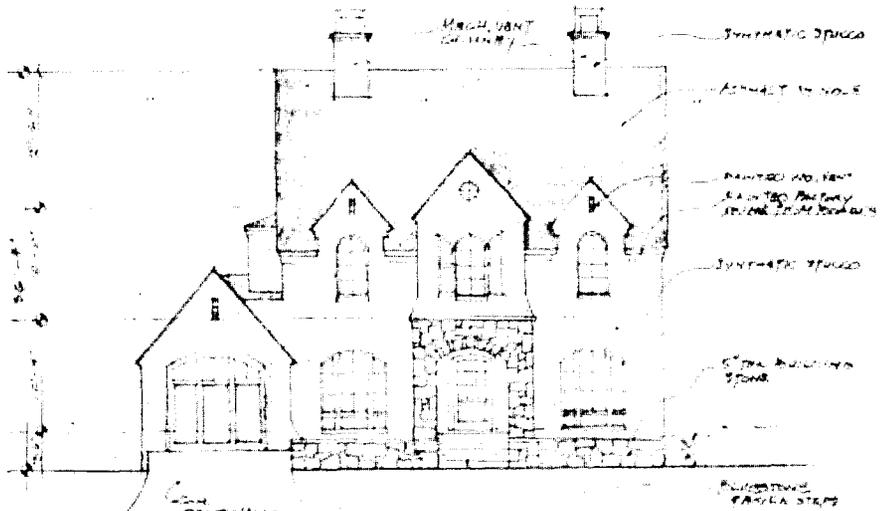
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SCALE: AS SHOWN

PROJECT NO: 1100

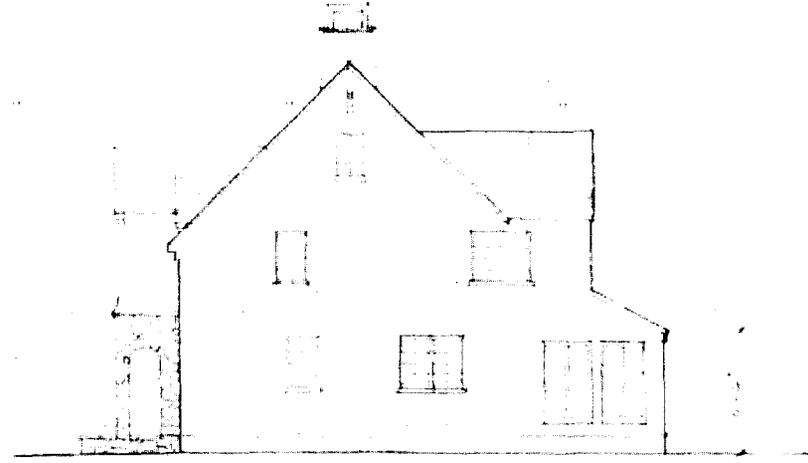
SD

07/20/11

1/4"

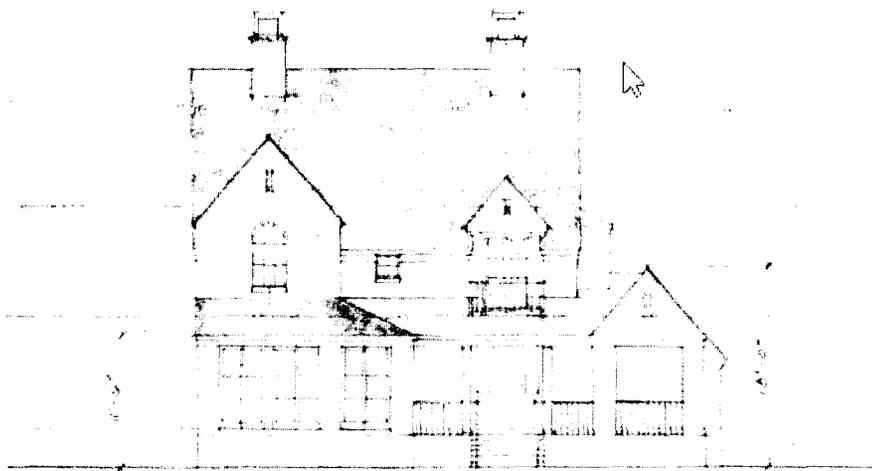


FRONT ELEVATION
1/8" = 1'-0"

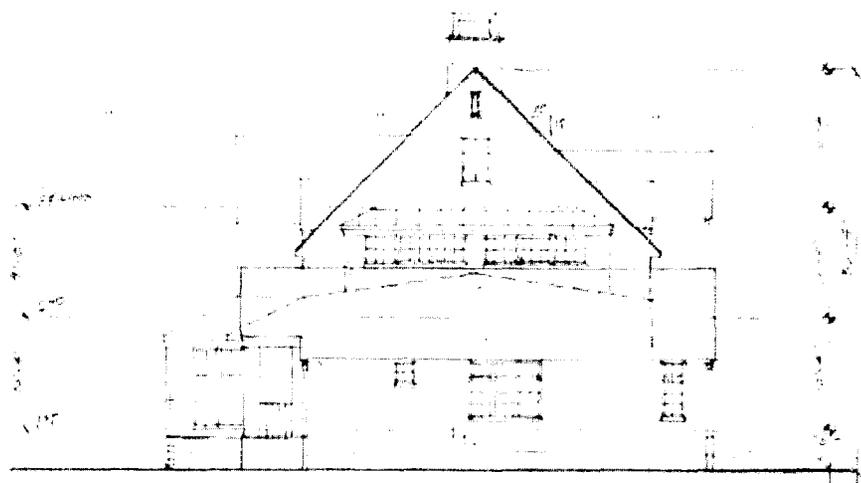


RIGHT SIDE ELEVATION
1/8" = 1'-0"

SP 2014-0011
Tedrow
6602 Tucker Ave



FRONT ELEVATION



BACK ELEVATION

SP 2014-0011
Tedrow
6602 Tucker Ave



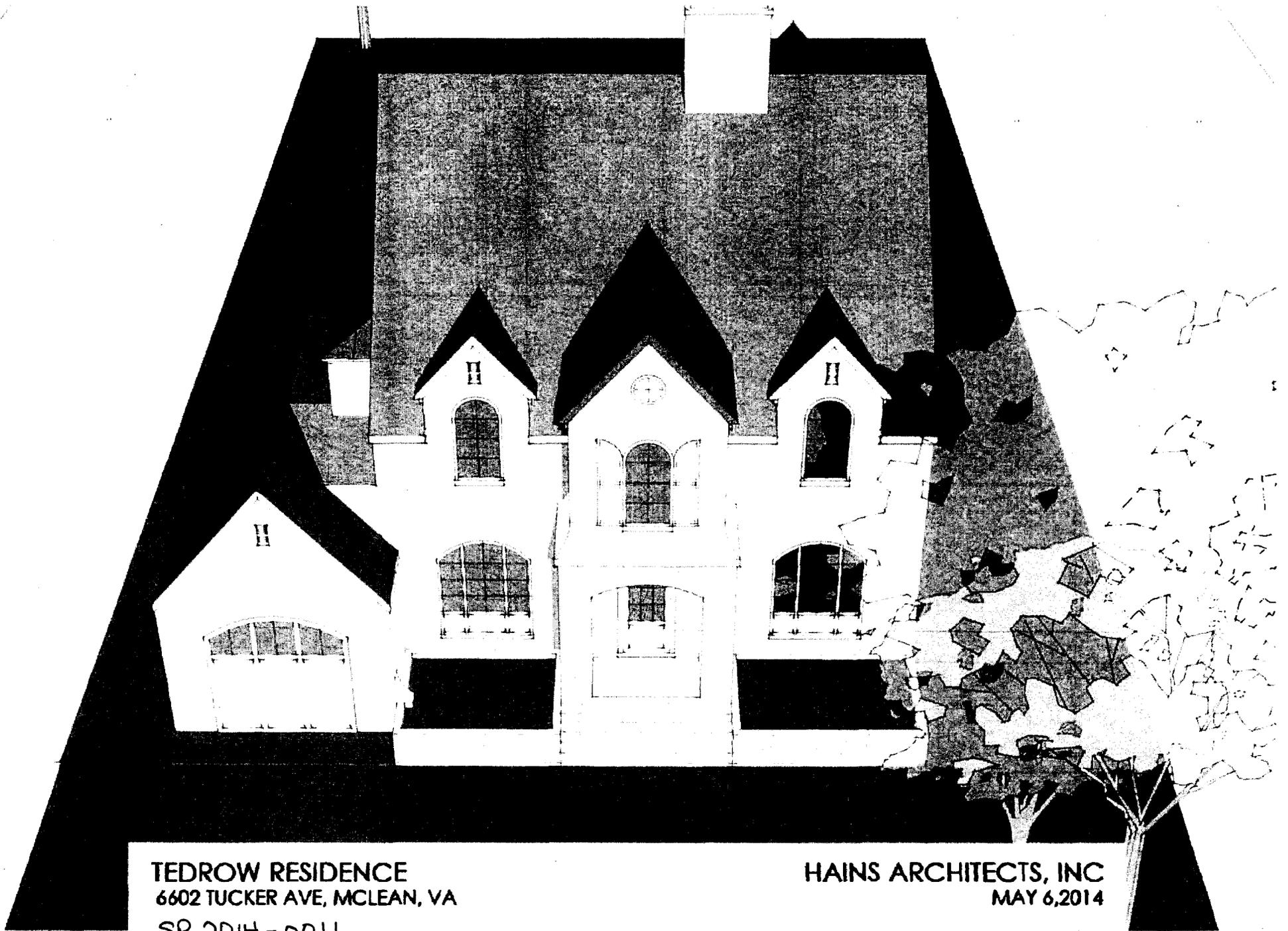




TEDROW RESIDENCE
6602 TUCKER AVE, MCLEAN, VA

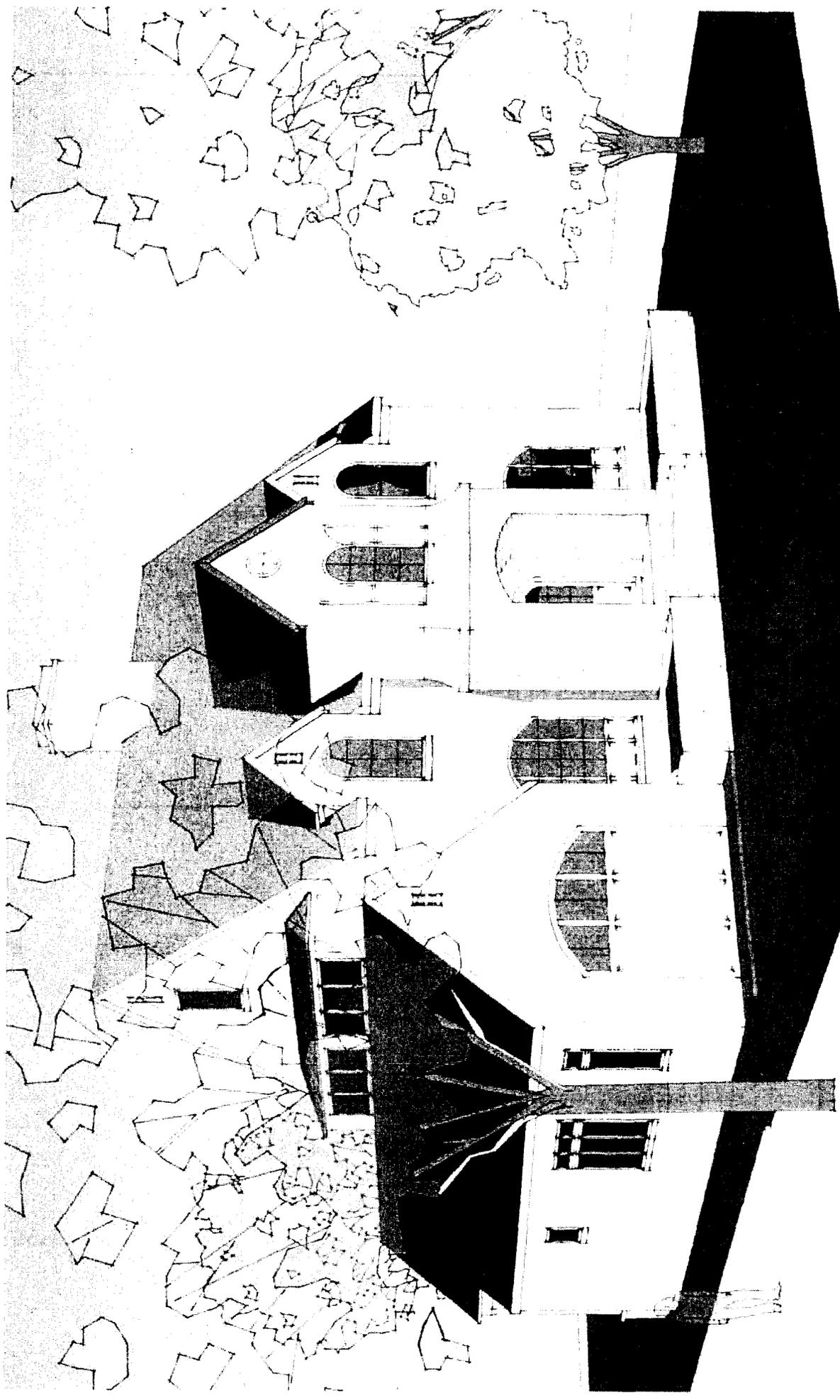
SP 2014-0011

HAINS ARCHITECTS, INC
MAY 6, 2014



TEDROW RESIDENCE
6602 TUCKER AVE, MCLEAN, VA
SP 2014-0011

HAINS ARCHITECTS, INC
MAY 6, 2014



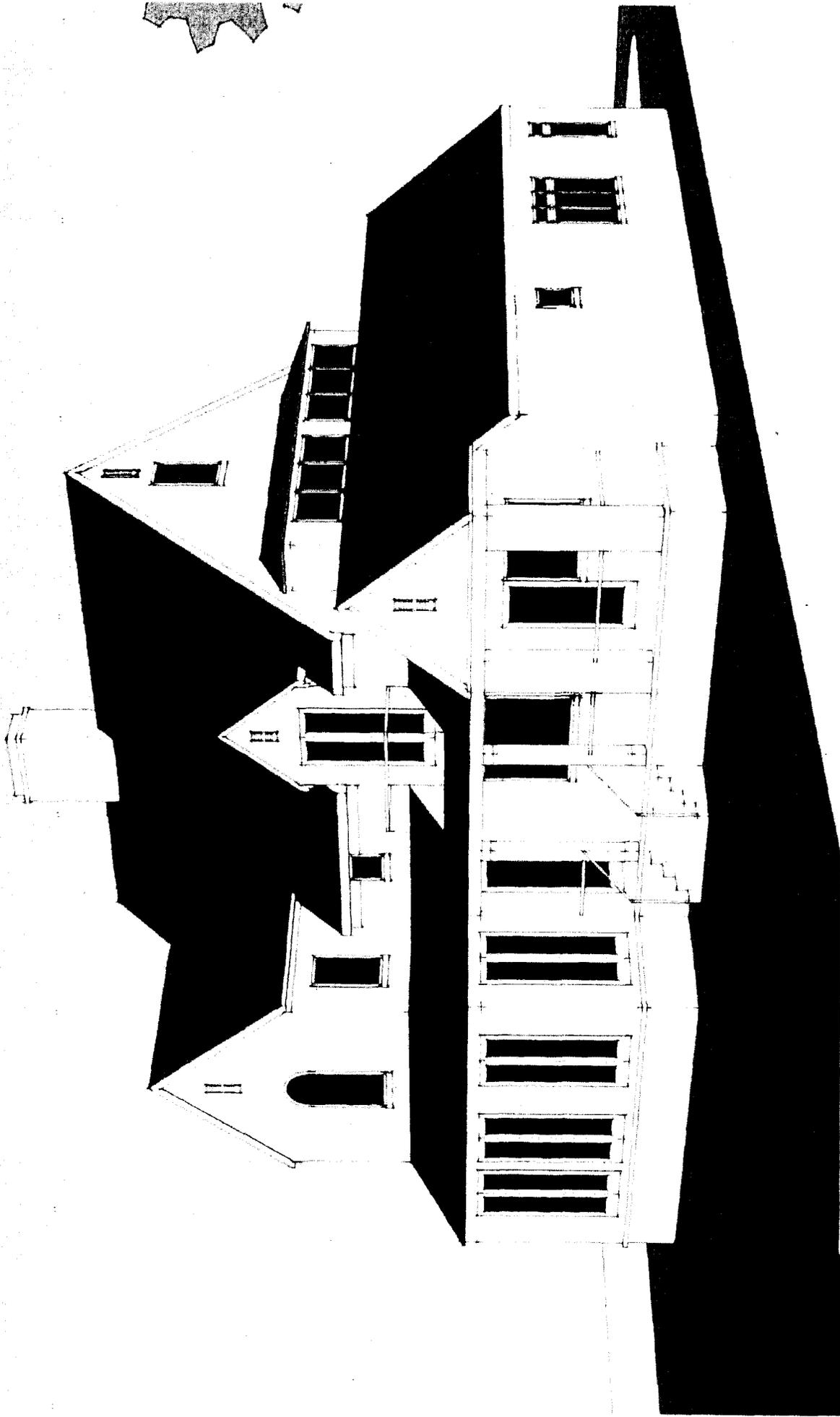
TEDROW RESIDENCE
6602 TUCKER AVE, MCLEAN, VA
SP 2014-0011

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MAY 6, 2014



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SP 2014-0011

HAINS ARCHITECTS, INC
MAY 6, 2014



TEDROW RESIDENCE
6602 TUCKER AVE, MCLEAN, VA

SP 2014 - 0011

HAINS ARCHITECTS, INC
MAY 6, 2014