

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ANGELA MORRIS AND RICHARD K. MORRIS JR., SP 2014-BR-197 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 8012 Gosport Ln., Springfield, 22151, on approx. 11,475 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((3)) (18) 25. Ms. Theodore 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. This is a fairly modest proposal by the applicants. They are just proposing to remove an existing carport and replace it with a one-car enclosed garage.
3. The applicants' statement of justification indicated in the staff report that the design and materials will be in character with the existing home.
4. Staff determined that the proposal reflects that it will be generally consistent with other homes throughout the neighborhood.
5. Staff is recommending approval with certain proposed conditions.

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 garage addition (533 square feet) as shown on the plat titled titled "Plat, Showing the Improvements on Lot 25, Block 18, Section 7, Ravensworth," prepared by George M. O'Quinn, Land Surveyor, dated November 26, 2012 and revised through June 26, 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.
- 4. During construction of the addition, a tree protection fence shall be placed so as to restrict construction activity within 8 feet of the large red maple located close to the northwest corner of the proposed addition. The tree protection fence should consist of 4-foot high, 14-gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground.

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

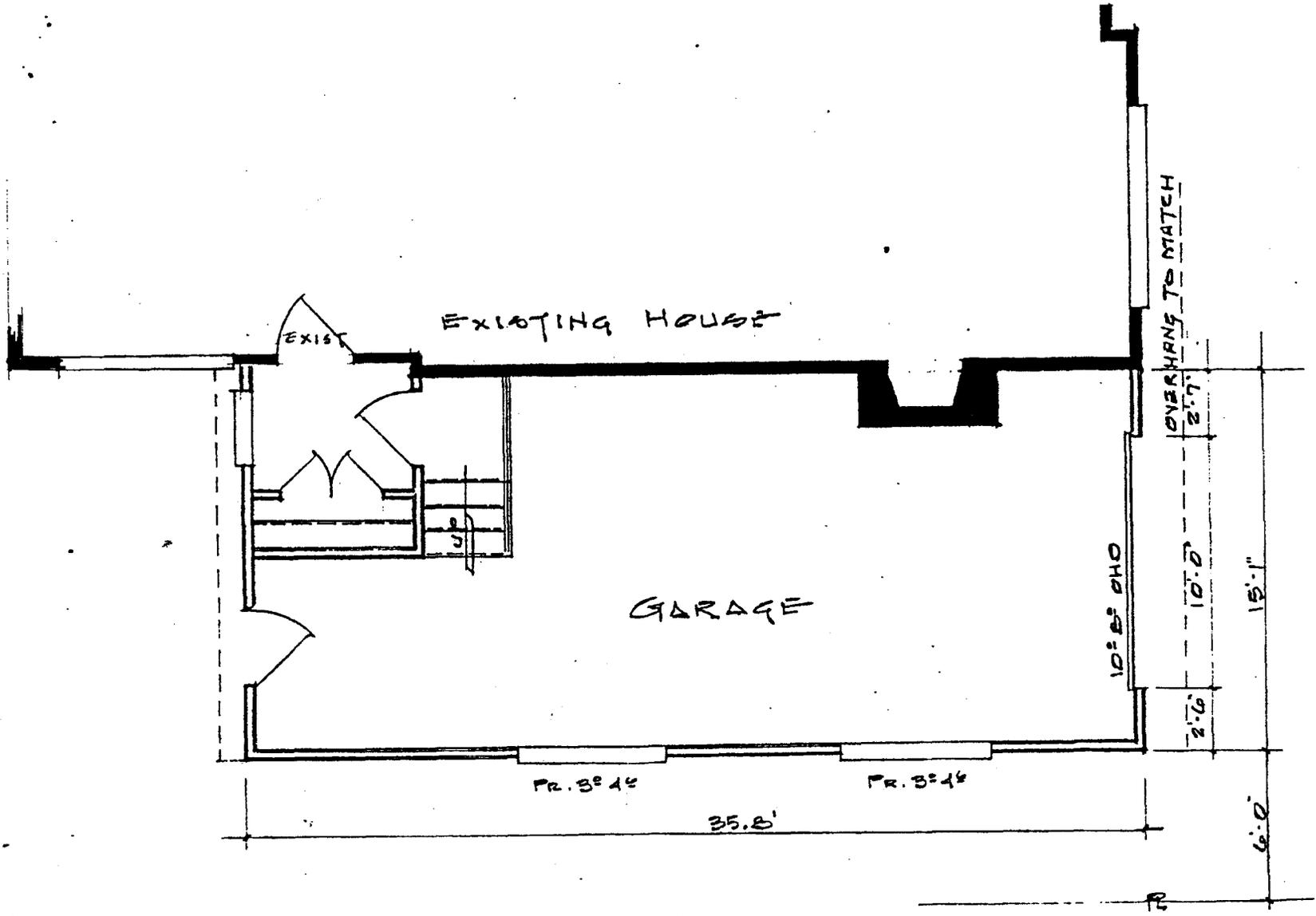
COUNTY OF FAIRFAX
COMMONWEALTH OF VIRGINIA

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

Robert Wyatt Harrison
 Notary Public
 My commission expires: 9-30-2017



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Department of Planning & Zoning
JUL 01 2014
Zoning Evaluation Division

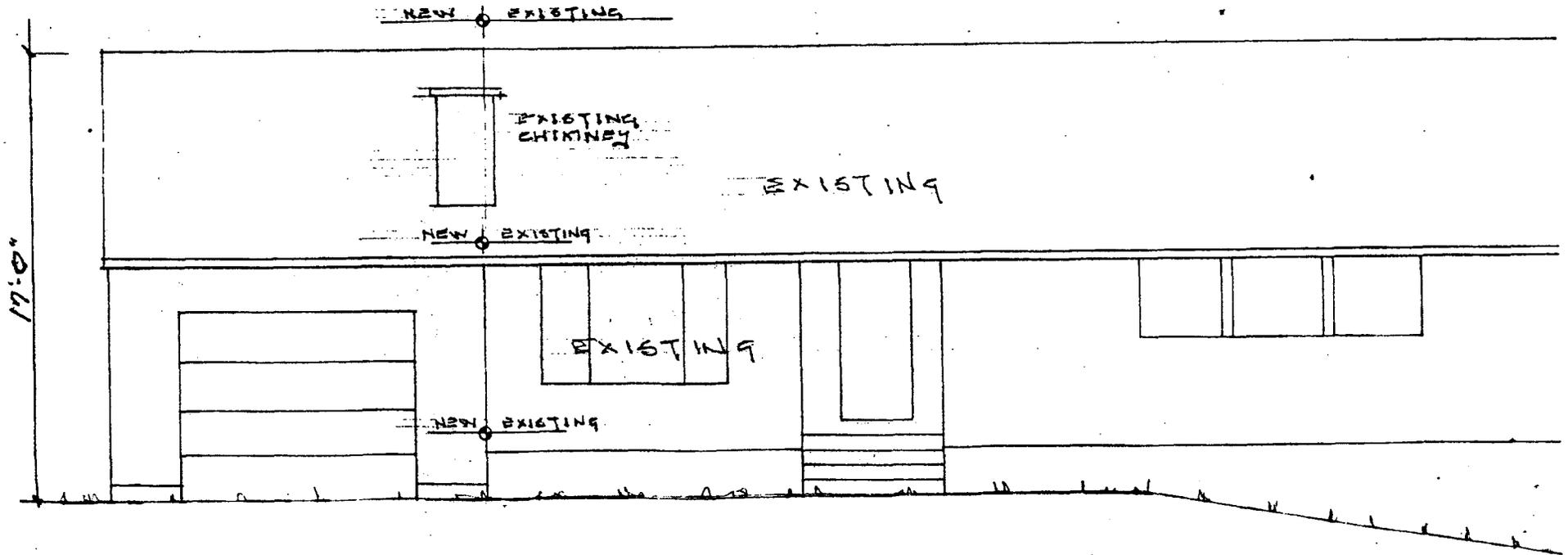


8012 GOSPORT LANE

GARAGE PLAN

ATTACHMENT 1

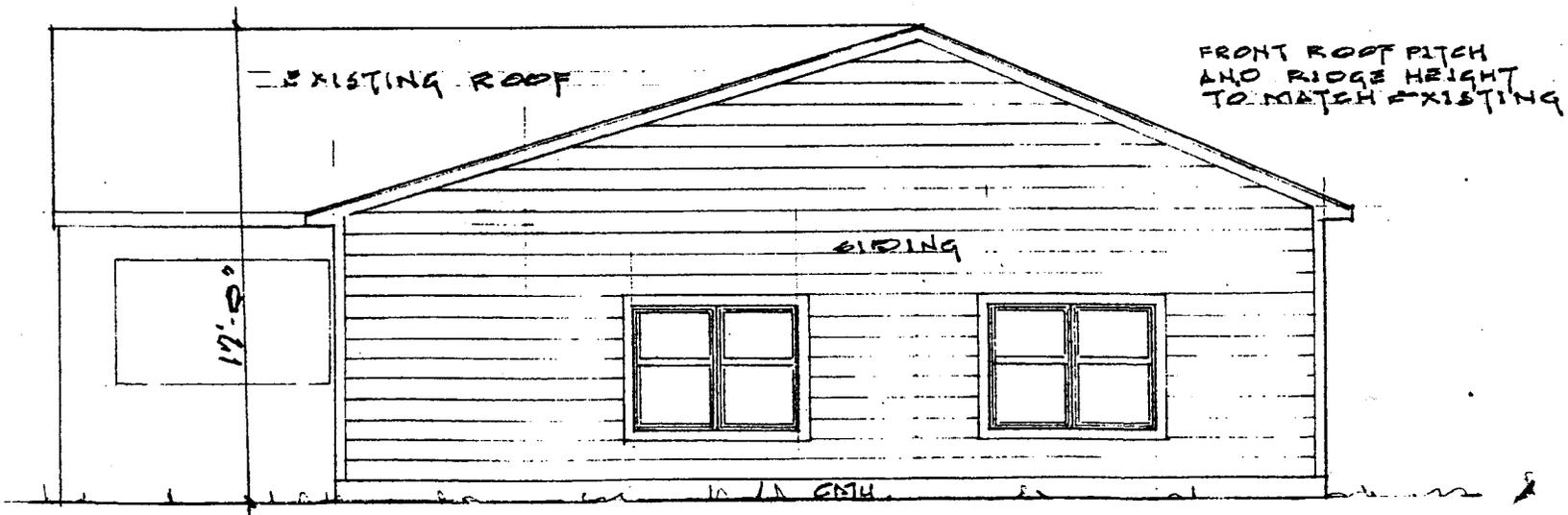
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FRONT ELEVATION

8012 GOSPORT LANE

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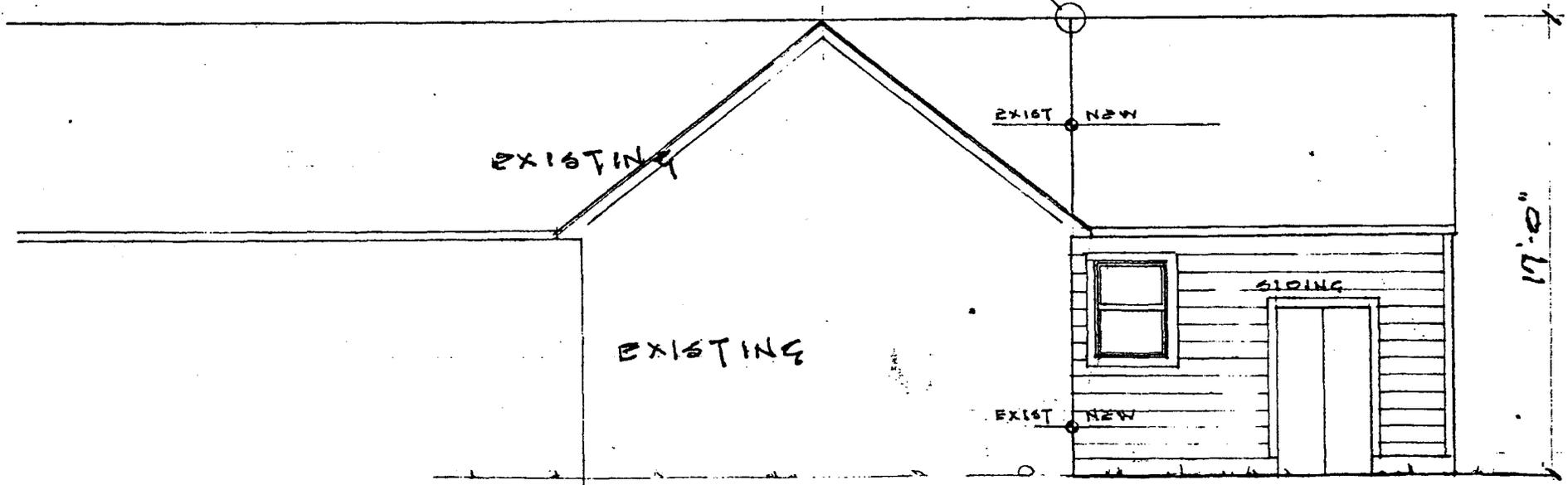


GARAGE SIDE ELEVATION

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NEW ROOF HT.
TO MATCH EXISTING



REAR ELEVATION

8012 GOSPORT LANE