

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

RAYMOND M. AND MIA C. SAUNDERS, SP 2016-SP-048 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to allow the construction of an addition 17.1 ft. from a rear lot line, and a second addition (deck with lattice/trellis/plant hanger and steps) with steps 13.5 ft. from a rear lot line. Located at 6111 Union Village Dr., Clifton, 20124, on approx. 8,591 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 65-2 ((6)) 208. 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 August 3, 2016; and

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

1. The applicants are the owners of the land.
2. The applicant has read, understands, and concurs with the proposed development conditions.
3. The Board has determined that the applicant has satisfied Subsections 1-6 of Section 8-922 of the Zoning Ordinance to allow construction of the screened porch and the deck, which will include steps, lattice, and a plant hanger.
4. The proposed screened porch will be generally located in the footprint of the existing wooden deck, which will be demolished.
5. The purpose of the lattice screen and the trellis is to provide privacy and enhance the appearance of the deck.
6. Staff is recommending approval, and the Board agrees with their rationale.

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 proposed additions, a screened porch (176 square feet and 19.5 feet in height) and a deck with plant hanger/lattice (at 11.33 feet in height), as shown on the plat titled "Plat Showing the Improvements on Lot 208, Section 20 Little Rocky Run," prepared by George M. O'Quinn, L.S., on March 15, 2016, 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 (3,597 square feet existing + 5,395.5 square feet (150%) = 8,992.5 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 A 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. Smith seconded the motion, which carried by a vote of 6-0. Mr. Byers was absent from the meeting.

A Copy Teste:



Mary D. Padrutt, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

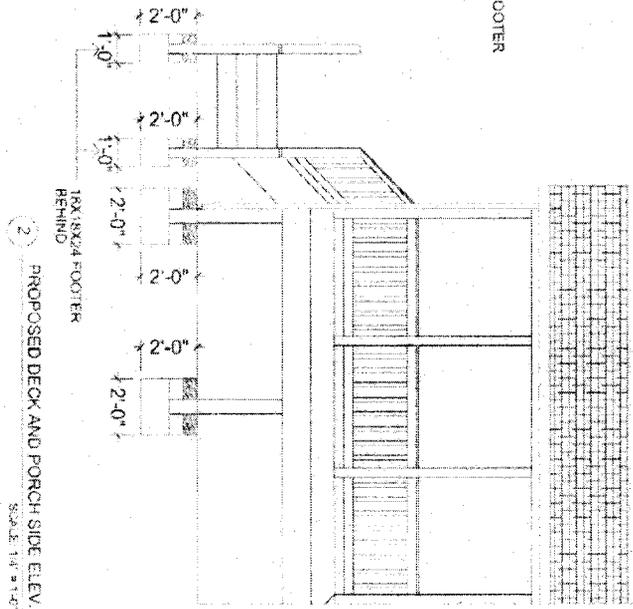
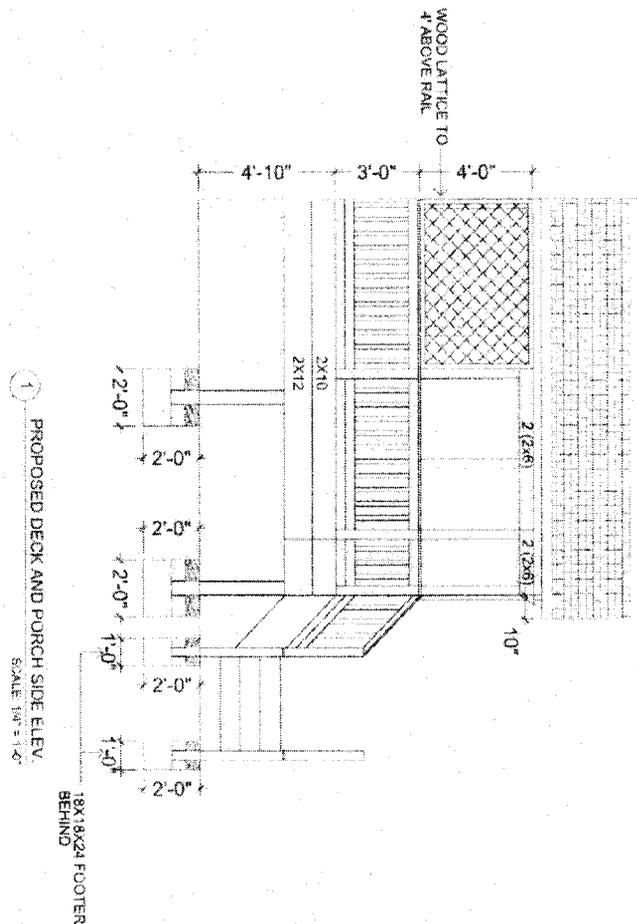
The foregoing instrument was acknowledged before me this 10th day of

August, 2016.

Lorraine A. Giovinazzo
Notary Public

My commission expires: 6/30/18





RECEIVED
Department of Planning & Zoning
MAY 09 2016
Zoning Evaluation Division

A4	PROJECT NAME AND ADDRESS SAUNDERS RESIDENCE 9116 STREAMVIEW LANE CLIFTON, VA 20124	SHEET TITLE PROPOSED PORCH AND DECK SIDE ELEVATIONS	DATE MAY 3, 2016	ATLANTIC DECK COMPANY <small>30401 INDEPENDENCE BLVD FARMERSVILLE, VA 22434</small>
	SCALE 1/4" = 1'-0"		REVISION NO. & DATE	