

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MARK WALKER & FERESHTEH EJTEMAI-WALKER, SP 2014-SP-011 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit accessory structure 17.2 ft. from rear lot line. Located at 6334 Karmich St., Fairfax Station, 22039, on approx. 42,594 sq. ft. of land zoned R-1. Springfield District. Tax Map 87-2 ((6)) 62. (Continued from 5/21/14.) Mr. Smith 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 June 11, 2014; and

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

1. The applicants are the owners of the property.
2. The property is zoned R-1.
3. The Board determined that the application meets all the submission requirements in 8-922 and meets all the requirements as noted there.
4. The staff has included a recommendation for approval, and the Board incorporates the analysis of staff, including their conclusion that the construction of this addition will not adversely affect the use or development of neighboring properties. The addition will be to the rear of the dwelling. It is adjacent to parkland and a pipestem. The exterior will match the existing dwelling and be similar in appearance and materials to neighboring properties.
5. This is a logical location for what the applicants are proposing to do and does preserve the existing sidewalk and utilities as was referenced earlier.
6. As Mr. Hart noted, it is almost by-right, particularly with the modifications that have been made, so this is a pretty modest request which, again, is very close to a by-right application anyway.

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 accessory structure shown, notwithstanding the square footage shown on sheet GN of the special permit plat. The structure is actually 1,728 square feet, as shown on the revised special permit plat, dated June 4, 2014, prepared by Lloyd A. Ntuk, Professional Engineer, as submitted with this application and is not transferable to other land.
3. The accessory structure shall be generally consistent with the architectural renderings and materials as shown on Attachment 1A to these conditions.
4. The accessory structure, a detached garage, shall only be used for the storage of vehicles and other items. The structure shall not be used as a dwelling.
5. No commercial automotive repairs or storage shall occur on the property.
6. The applicants shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:
 - a. The location and type of tree protection devices to be provided as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
 - b. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
 - c. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.

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 6-0. Mr. Hammack was 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 17 day of June, 2014.

Robert Wyatt Harrison
Notary Public

My commission expires: 9-30-2017



GENERAL NOTES

DESCRIPTION OF WORK/SITE INFORMATION

DRAWING INDEX

NEW 2-STORY DETACHED GARAGE WITH ELEVATED STRUCTURAL SLAB



REVISION LOG

ABBREVIATIONS

COPYRIGHT STATEMENT

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- GN GENERAL NOTES, SPECIFICATIONS, & INDEX
A1.0 LOWER LEVEL AND UPPER LEVEL GARAGE PLANS
A1.1 STORAGE AND ROOF PLANS
A2.0 ELEVATIONS
A3.0 SECTIONS
E1.0 ELECTRICAL PLANS - POWER & LIGHTING
S1.0 FOUNDATION AND ELEVATED SLAB PLANS
S1.1 WALL FRAMING AND WIND BRACING PLANS
S1.2 STORAGE FLOOR AND ROOF FRAMING PLANS
SD-01 STRUCTURAL DETAILS

DESIGN DATA

DESIGN CODE
2005 MINIMUM UNIFORM STATEMENT BUILDING CODE (MSBC)
BUILDING LOADS
SOIL BEARING CAPACITY
EQUVALENT FLUID PRESSURE
WIND LOADS
COMPONENTS CLADDING

BUILDING DATA

FINISHED SQUARE FEET:
DETACHED GARAGE:
GARAGE (FIRST LEVEL) = 945 S.F.
UNFINISHED STORAGE = 345 S.F.

CLIENT:

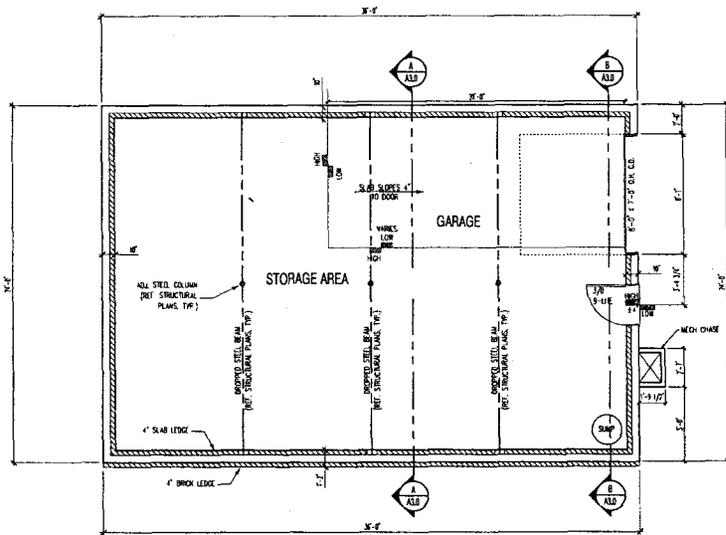
MARK WALKER

PROPERTY ADDRESS:
6334 KARMICH STREET
FAIRFAX STATION, VA 22039

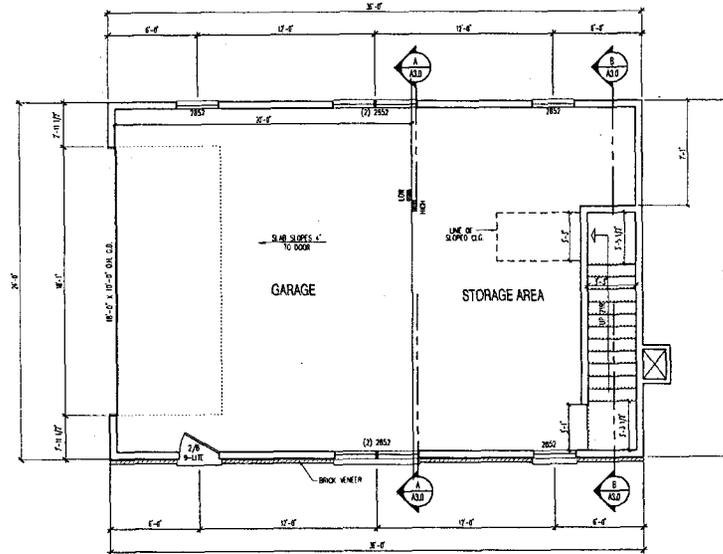
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Website: www.moment.com

22434 Plotted at 1/4" = 1'-0" - 11x17 Plotted at 1/8" = 1'-0"
DETACHED GARAGE - 6334 KARMICH STREET
GENERAL NOTES AND SPECIFICATIONS

DRAWN BY: MCR
DATE: 06/07/11
REV No DATE
XX XX-XX
XX-XXX
GN



A DETACHED GARAGE BASEMENT PLAN
SCALE: 1/4" = 1'-0"



B DETACHED GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

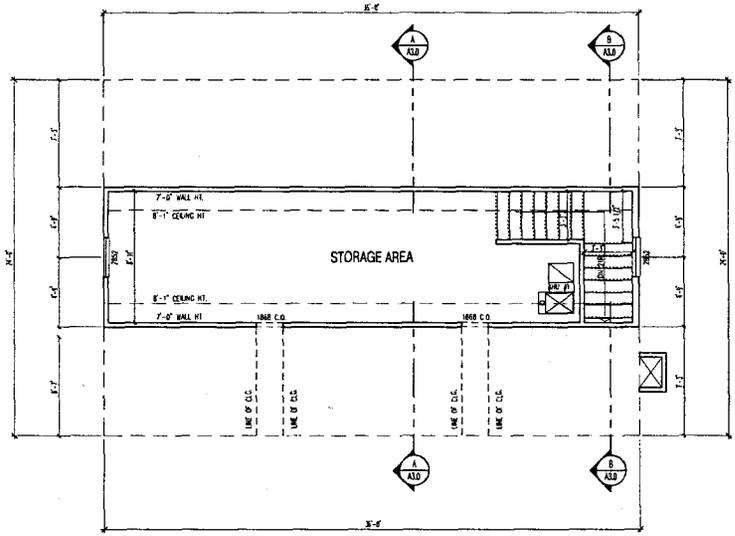
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10520 WINDYBUSH DRIVE, SUITE #105
FAIRFAX, VA 22030
Phone: 703-982-2750 • Email: info@moment.com
Webster: www.moment.com

27x24 Plotted at 1/4" = 1'-0" - 11x17 Plotted at 1/8" = 1'-0"
DETACHED GARAGE - 6334 KARMICH STREET
GARAGE PLAN

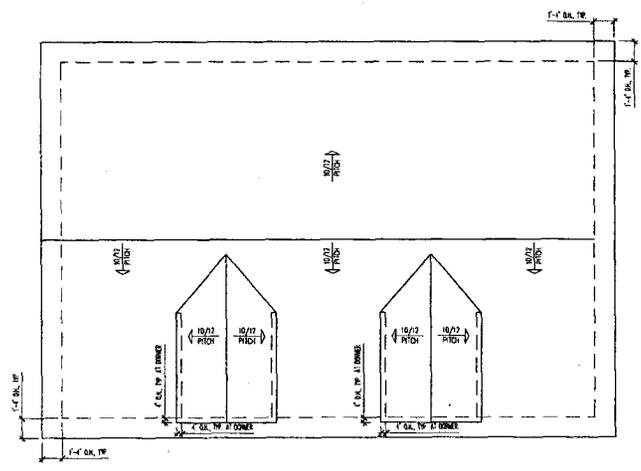
DRAWN BY:	WCE
DATE:	06/02/14
REV. NO.	001
XXX	XX-XX-XX

XX-XXX

SHEET No.
A1.0



A UNFINISHED STORAGE ABOVE GARAGE
 SCALE: 1/4" = 1'-0"

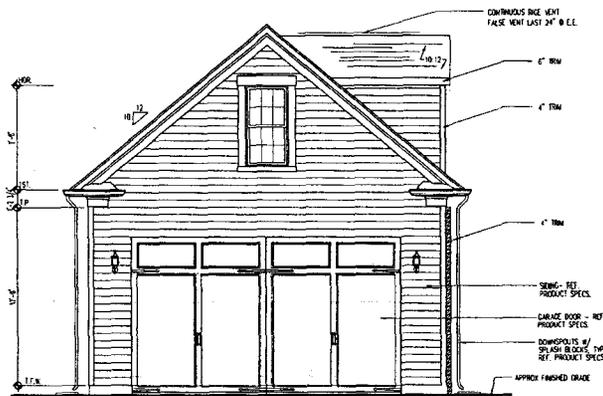


B DETACHED GARAGE ROOF PLAN
 SCALE: 1/4" = 1'-0"

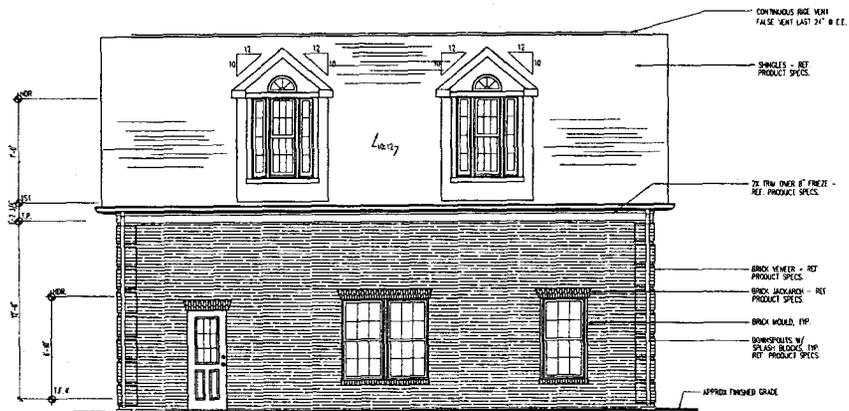
DRAWN BY	
CHKD	
DATE	06/02/14
REV NO	DATE
XXV	XXAXXX

XX-XXX

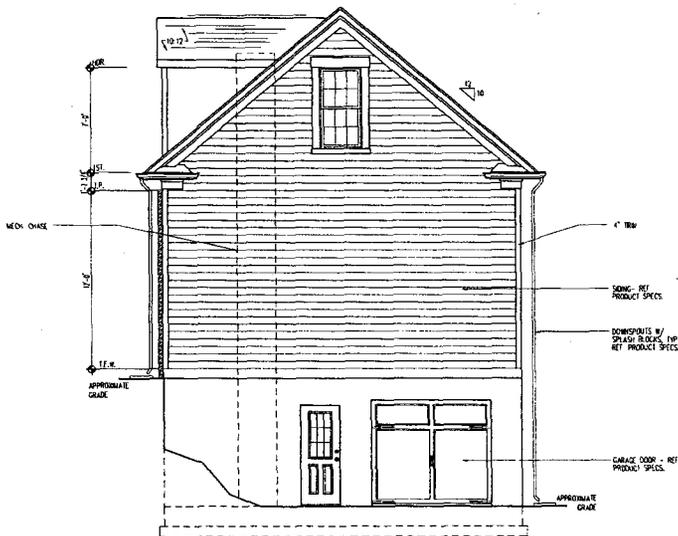
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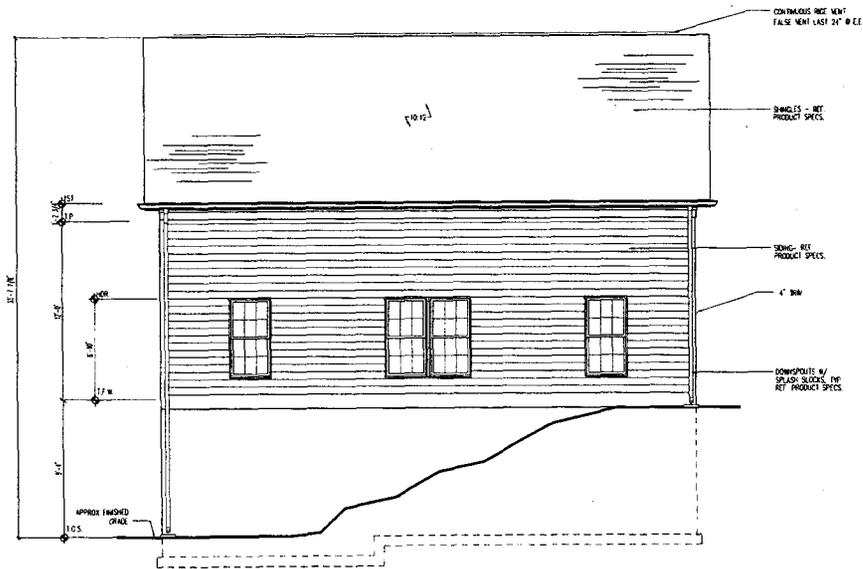
A DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B DETACHED GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



C DETACHED GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



D DETACHED GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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22224 Replotted at 1/4" = 1'-0" - 11447 Plotted at 1/8" = 1'-0"
DETACHED GARAGE - 6334 KARMICH STREET
ELEVATIONS

DRAWN BY:	
DATE:	06/07/14
REV NO:	DATE
XXX	XX/XX/XX

XX-XXX
SHEET NO.
A2.0