

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

STEPHEN P. HUFNAGEL, SP 2014-MV-071 Appl. under Sect(s). 8-914, 8-922, and 8-923 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit patios to remain 1.7 ft. and 2.8 ft. from the side lot line, reduction of certain yard requirements to permit addition 22.7 ft. from the front lot line and to permit a wall greater than 4.0 ft. high in the front yard of a corner lot. Located at 6627 Skyline Ct., Alexandria, 22307, on approx. 16,636 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((25)) (4) 10 (Concurrent with VC 2014-MV-006). Mr. Hart 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 6, 2014; and

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

1. The applicant is the owner of the land.
2. The Board has a favorable staff recommendation, and adopts the rationale in the staff report.
3. Based on the record in front of the Board, the mistake components of this were understandable. They are relatively minor.
4. The patio issues in the back would not bother anybody.
5. The porch seems to be in a logical place for this lot.
6. The wall in the front is actually not of particular significance, because of the change in topography and the slope down to the street.
7. Based on the drawings in the staff report and the pictures of what has been done already to the house, the changes will be an improvement.
8. This applicant has improved this property significantly from what it was a few years ago.
9. The Board has determined that all the standards in the Sect. 8-922 resolution, mistake section resolution, and other applicable sections have been met.

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 porch addition (748 square feet in size, 13.5 feet in height), and existing patios and wall to remain as shown on the plat titled "Variance Plat Lot 10, Section One, Belle Haven Estates," prepared by Timothy J. Farrell, Land Surveyor, of B.W. Smith and Associates, Inc., dated February 11, 2013, as revised through April 30, 2014, 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 (2,512 square feet existing + 3,768 square feet (150%) = 6,280 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 1 to these conditions.
5. All portions of the brick wall located in the right-of-way **shall be removed within six months.**

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. Byers seconded the motion, which carried by a vote of 4-0. Ms. Theodore was not present for the vote. Mr. Beard and Mr. Smith were absent from the meeting.

A Copy Teste:

Mary D Padruft
Mary D. Padruft, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 13 day of August, 2014.

[Signature]
Notary Public

My commission expires: 9-30-2017

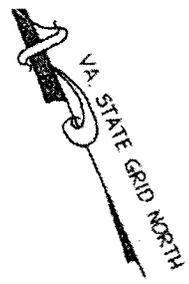


**Carport and Porch Addition,
Building Permit # 130070087, 7 January 2013,
Stephen Hufnagel PhD, Designer, Owner, Builder, IT System Engineer
6627 Skyline Ct, Alexandria, VA. 22307
BELLE HAVEN ESTS, LT 10 BLK 4 SEC 1
MT VERNON DIST. #1, Map # 0931 25040010, Tax District 60100**

The Objective of this package is a Special Permit for a 1956 two-street corner lot R4 zoned residence, for an carport – porch addition, which is 14' from one of the boundary roads. vs. the 30' zoning requirement.

- 2009 International Residential Code used for the design
- approximately 625 square feet porch
- Approximately 644 square feet per Carport Unit
- brick& cinder block wall construction
 - Following Fairfax County Typical Carport Enclosure Details
- flat “deck” roof
 - Following Fairfax County Typical Deck Details
- Foundation
 - Following Fairfax County, Virginia Typical Retaining Wall Details

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Department of Planning & Zoning
MAR 04 2014
Zoning Evaluation Division



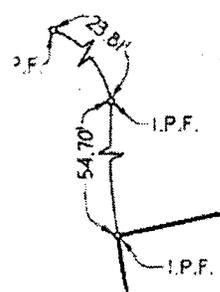
LOT 11

LOT 10
16,636 SQ. FT.
OR
0.3819 ACRE

SPLIT-LEVEL DWELLING # 6627

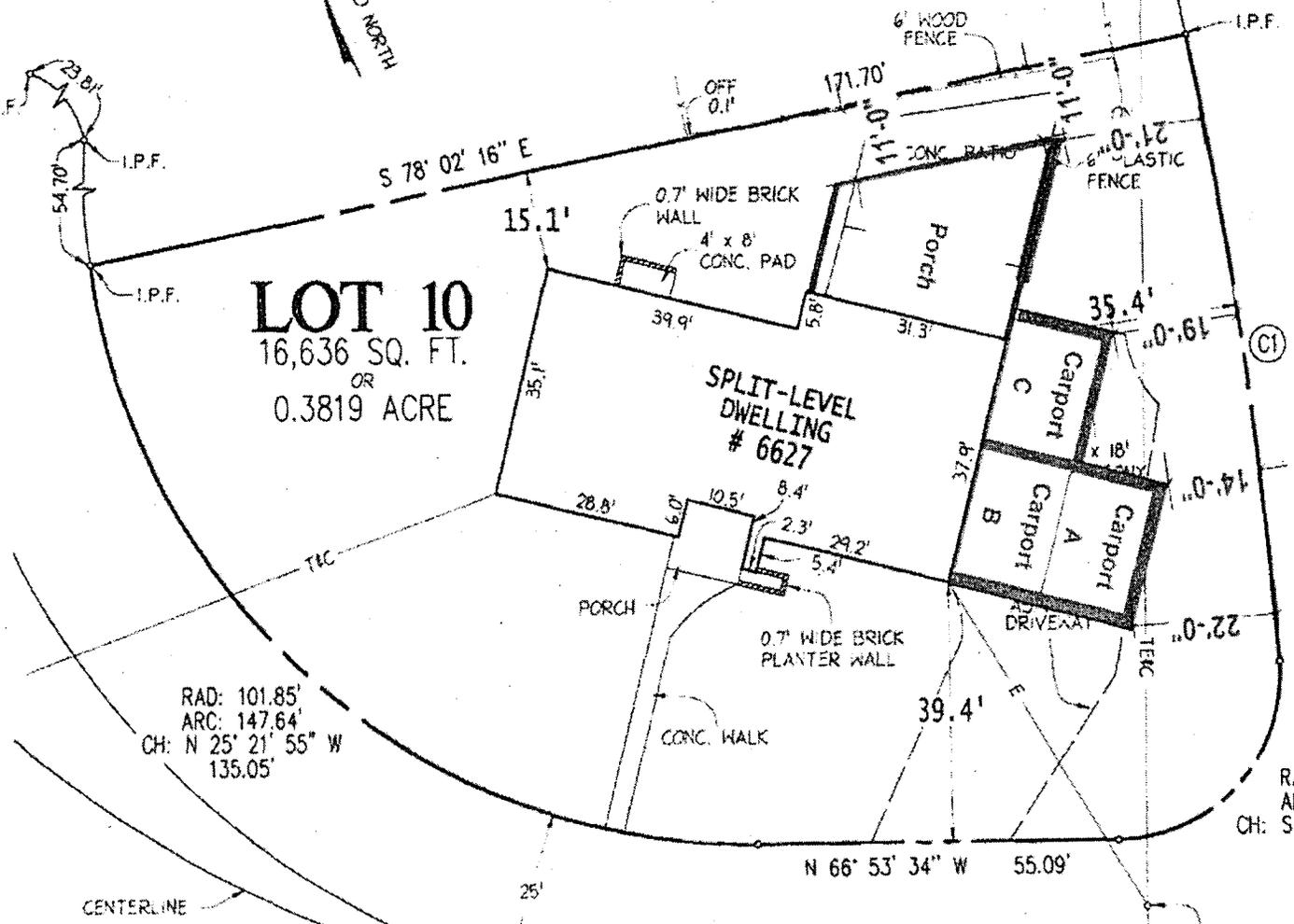
BELLE VIEW BOULEVARD
(60' WIDE)

SKYLINE COURT
(VARIABLE WIDTH)



RAD: 101.85'
ARC: 147.64'
CH: N 25° 21' 55" W
135.05'

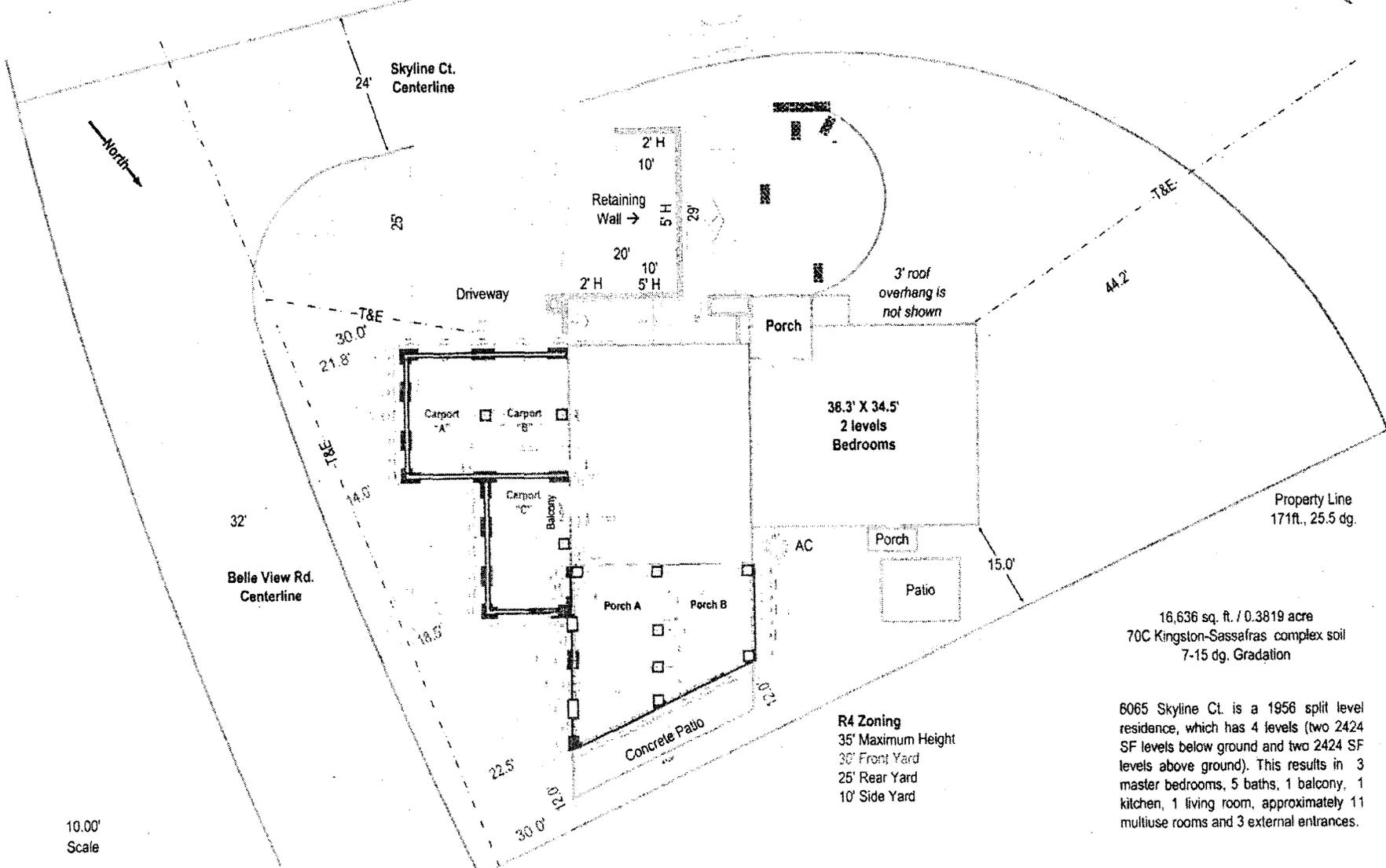
RAD: 25.00'
ARC: 40.96'
CH: S 66° 10' 06" W
36.53'



CENTERLINE

CENTERLINES

6627 Skyline Ct, Alexandria, VA. 22307
 BELLE HAVEN ESTS, LT 10 BLK 4 SEC 1
 MT VERNON DIST. #1, Map # 0931 25040010, Tax District 60100



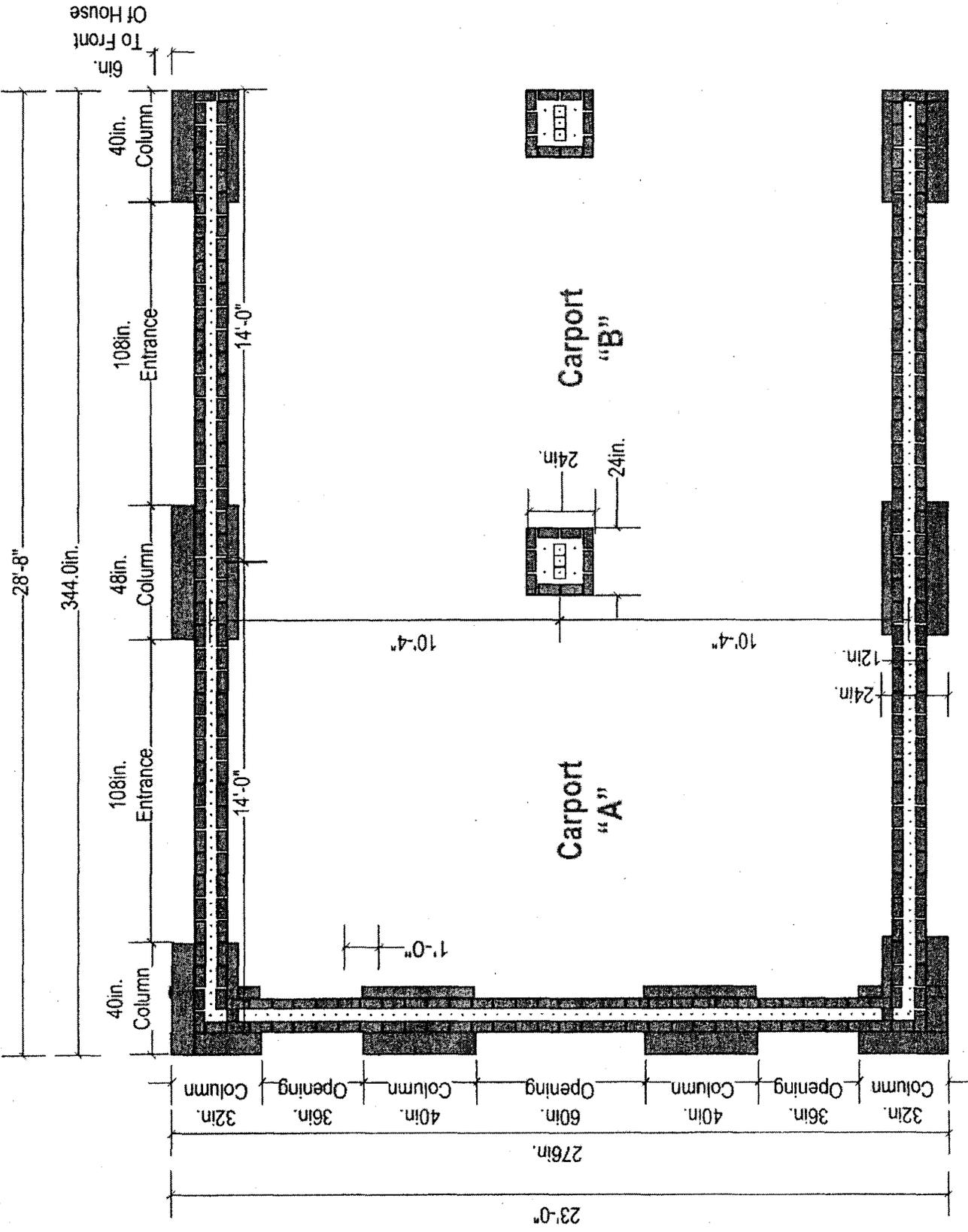
16,636 sq. ft. / 0.3819 acre
 70C Kingston-Sassafras complex soil
 7-15 dg. Gradation

R4 Zoning
 35' Maximum Height
 30' Front Yard
 25' Rear Yard
 10' Side Yard

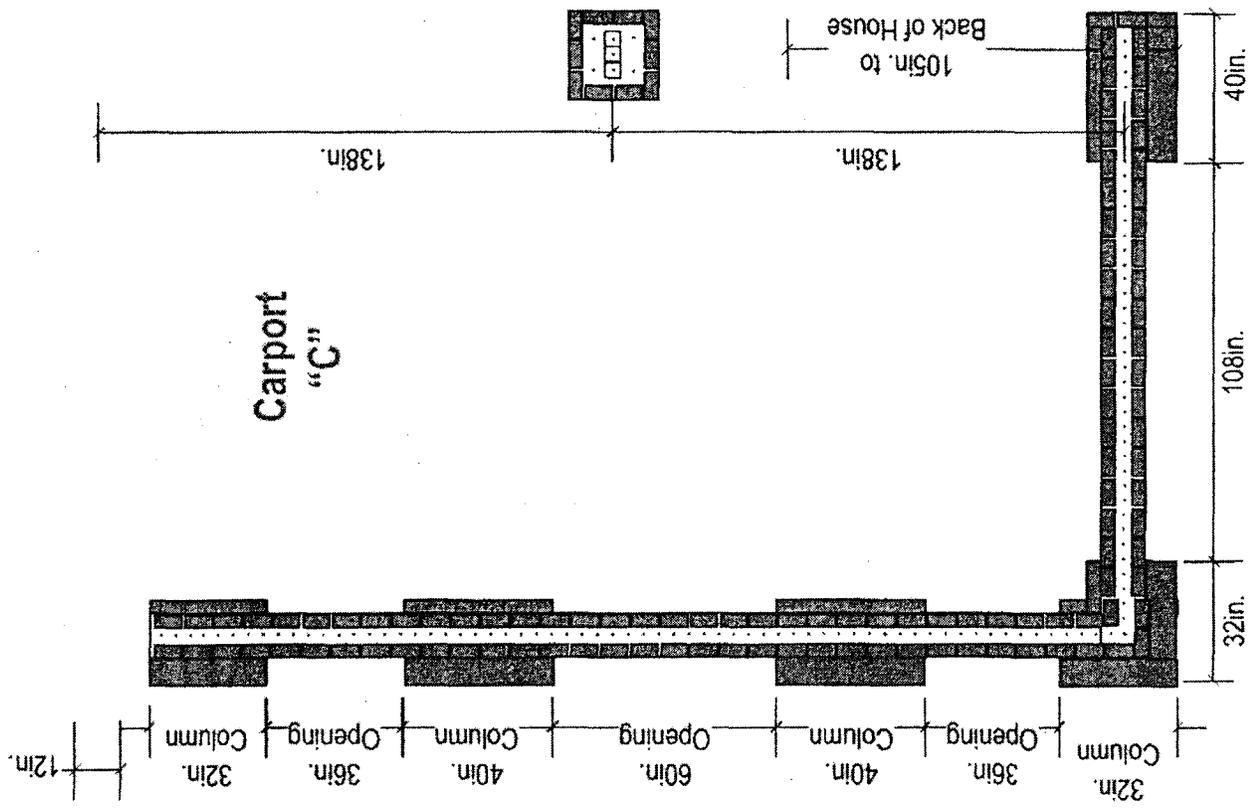
6065 Skyline Ct. is a 1956 split level residence, which has 4 levels (two 2424 SF levels below ground and two 2424 SF levels above ground). This results in 3 master bedrooms, 5 baths, 1 balcony, 1 kitchen, 1 living room, approximately 11 multiuse rooms and 3 external entrances.

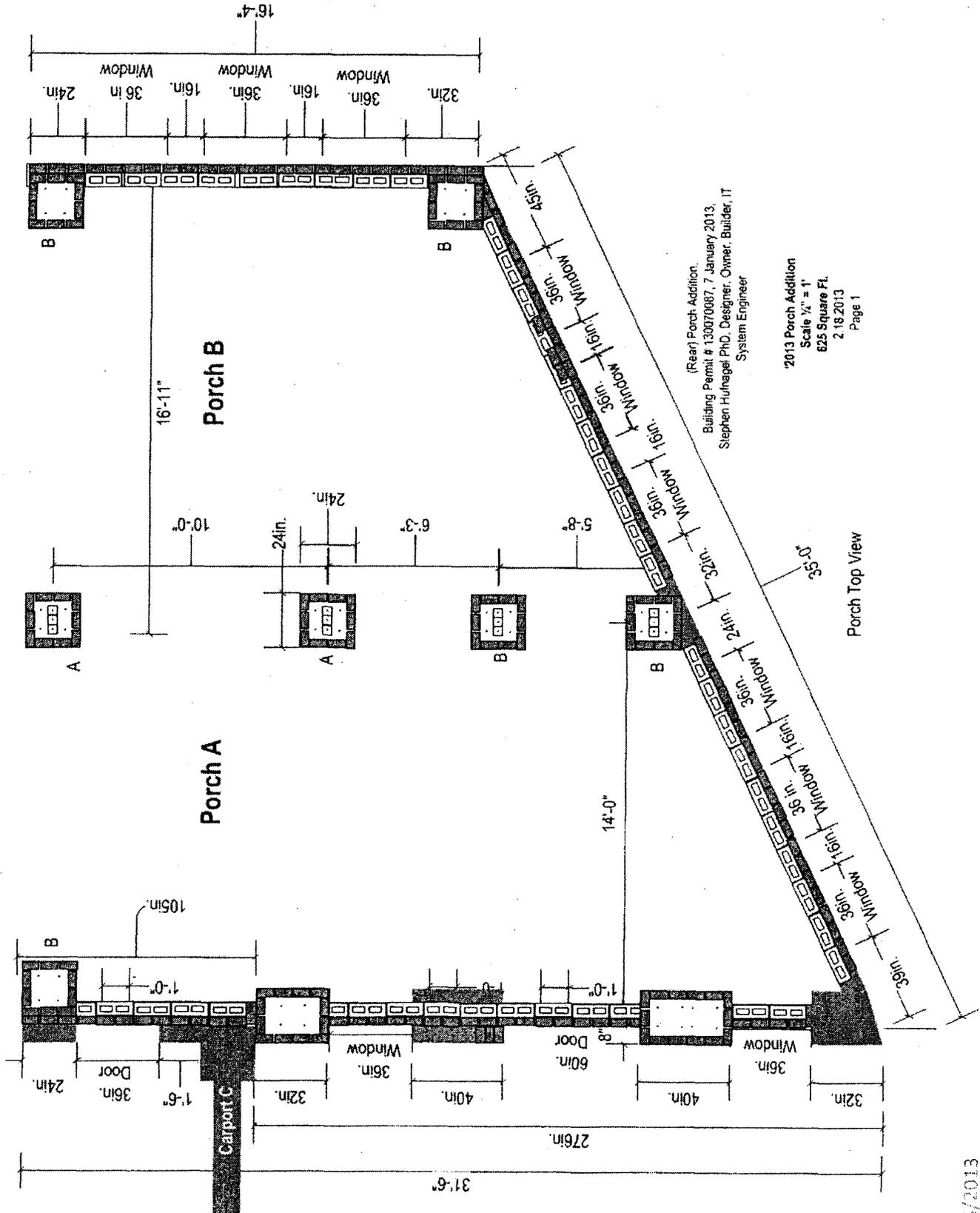
10.00'
 Scale

Level 0, House & Property
 2.18.2013, Page 9
 7/25/2013



7/25/2013

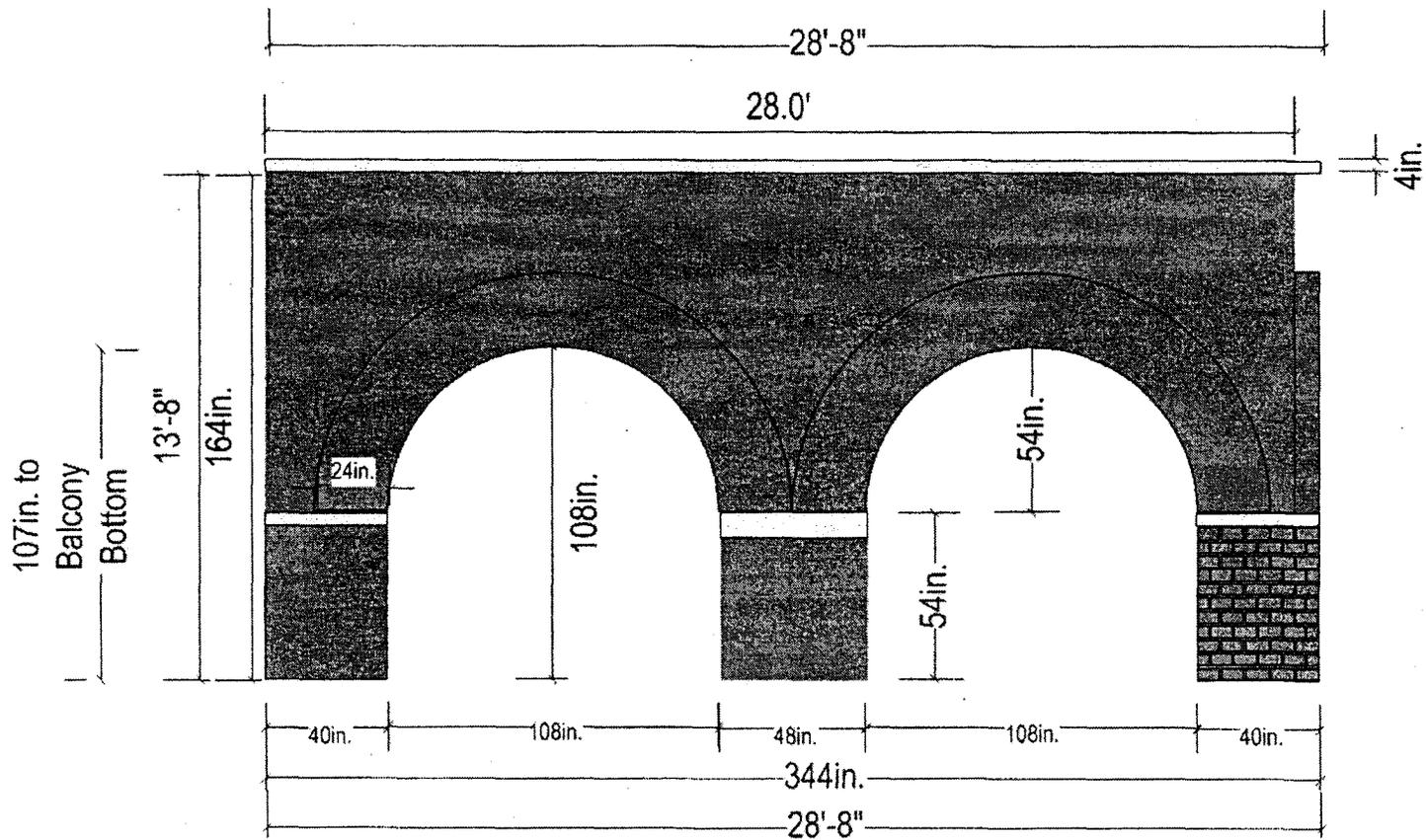




(Rear) Porch Addition.
 Building Permit # 130070087, 7 January 2013,
 Stephen Huhnagel Ph.D., Designer, Owner, Builder, IT
 System Engineer

'2013 Porch Addition
 Scale 1/2" = 1'
 625 Square Ft.
 2/18/2013
 Page 1

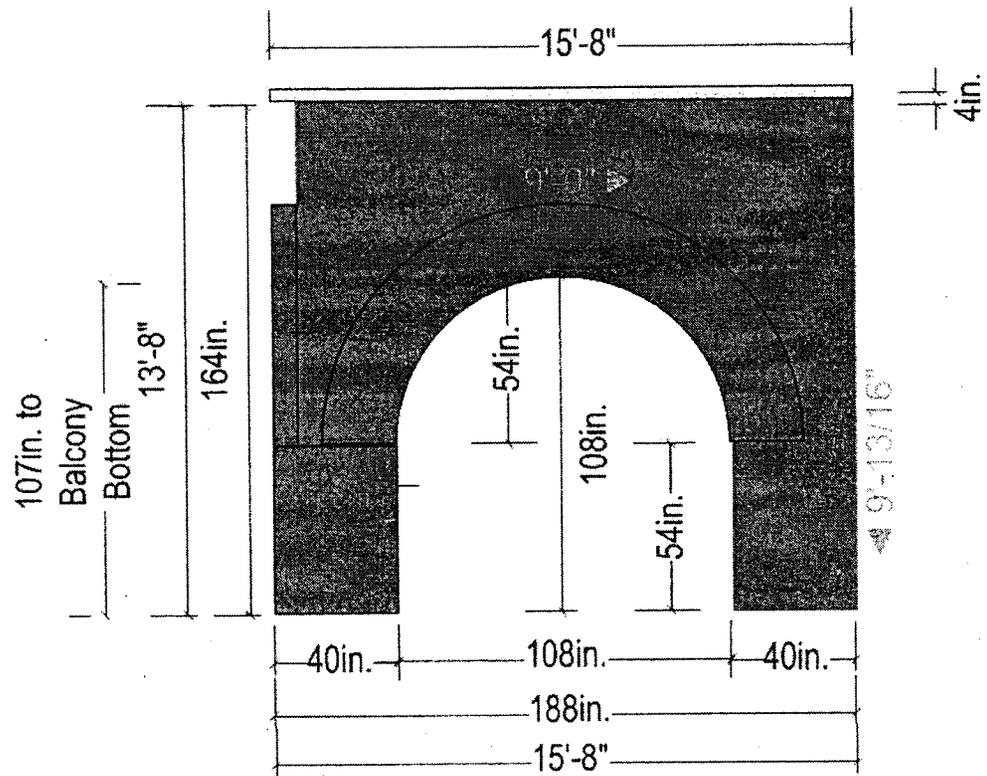
7/25/2013



2013 Carport Addition
 Scale 1/4" = 1' 0"
 2.20.2013
 Page 1

Carport A&B Front & Back View

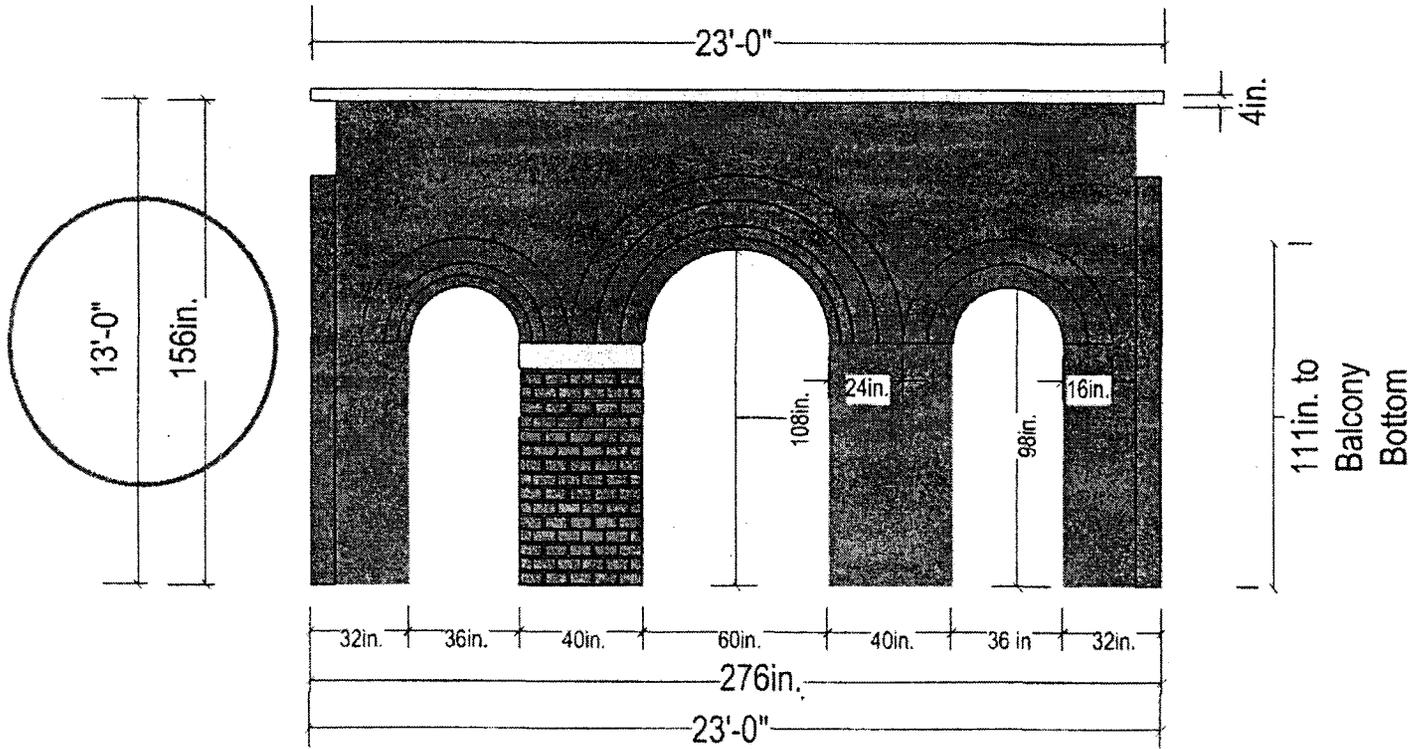
- Notes**
- 108" Arch is 24" Thick
 - 40" Arch is 12" Thick
 - Wall is 24" Thick



'2013 Carport Addition
Scale 1/4" = 1' 0"
2/20/2013
Page 1

Carport C Front & Back View

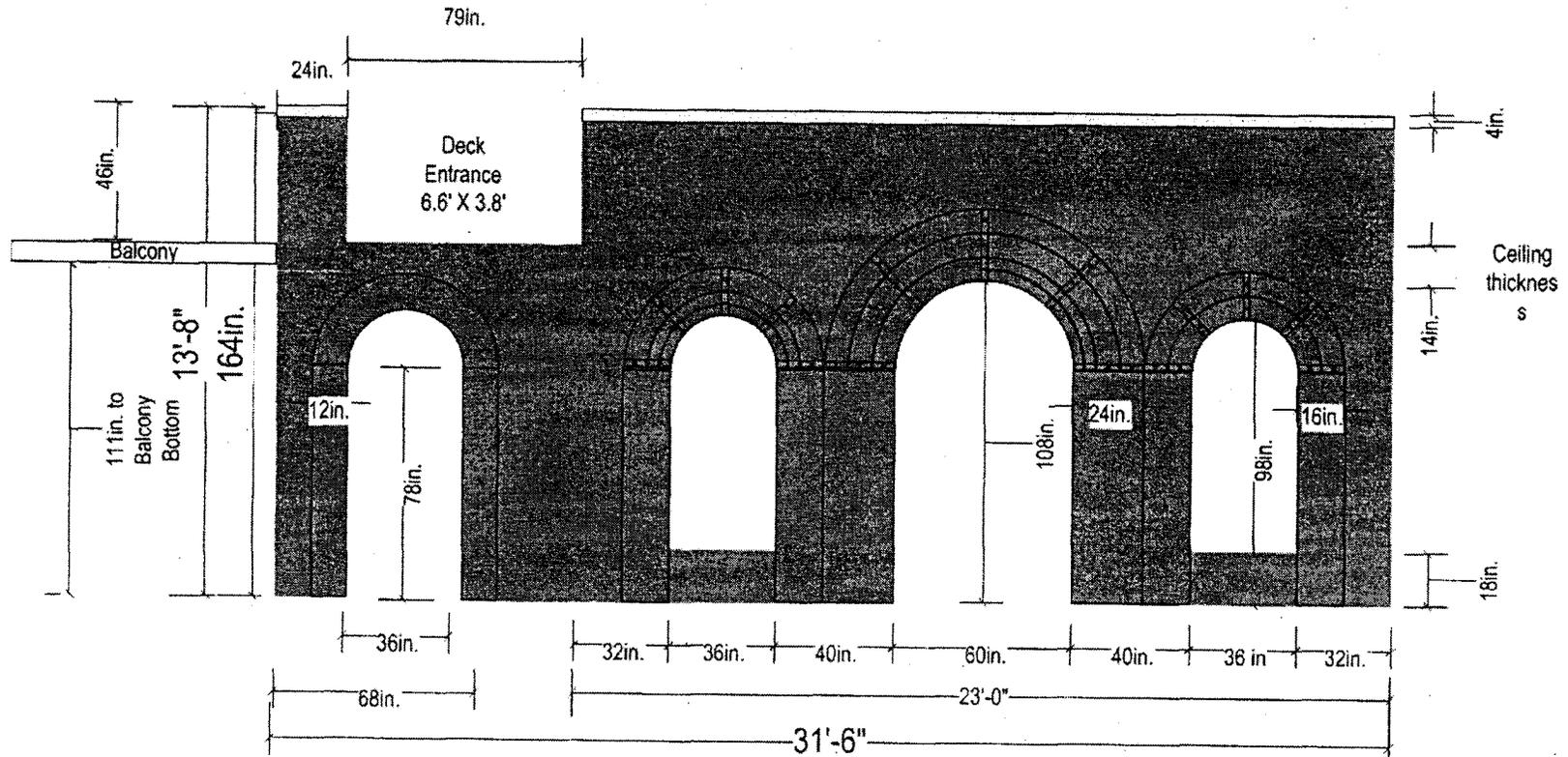
- Notes**
- 108" Arch is 24" Thick
 - 40" Arch is 12" Thick
 - Wall is 24" Thick



2013 Carport Addition
 Scale 1/2" = 1' 0"
 2.20.2013
 Page 1

Carport A&C Side-View

- Notes**
- 60" Arch is 20" Thick
 - 32" Arch is 12" Thick
 - Wall is 24" Thick
 - Brick size is 7.5" x 3.5" x 2.25"



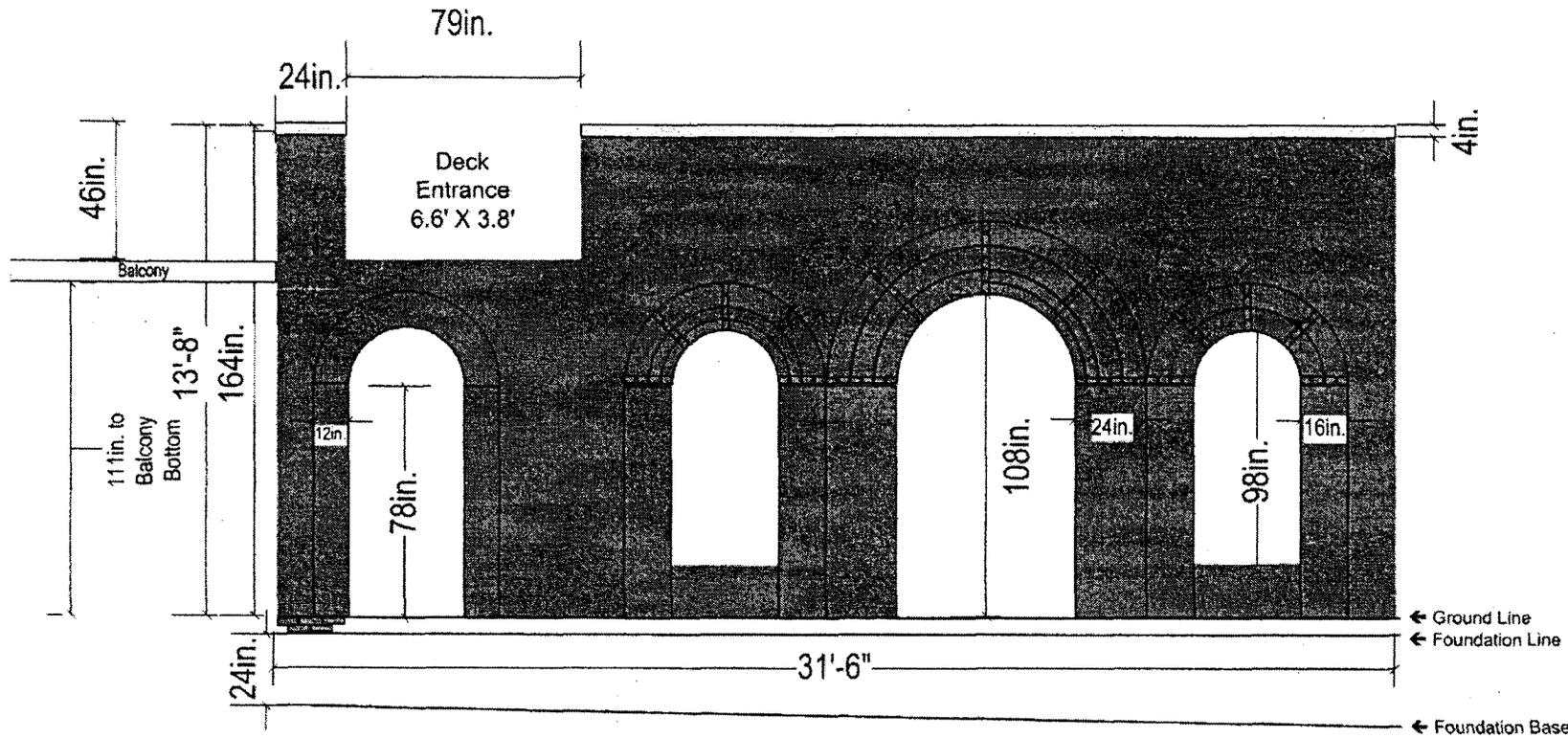
'2013 Porch
 Scale 1/4" = 1' 0"
 2.20.2013
 Page 1

Porch Driveway Side-View

Notes

- 60" Arch is 20" Thick
- 32" Arch is 12" Thick
- Wall is 24" Thick
- Brick size is 7.5" x 3.5" x 2.25"

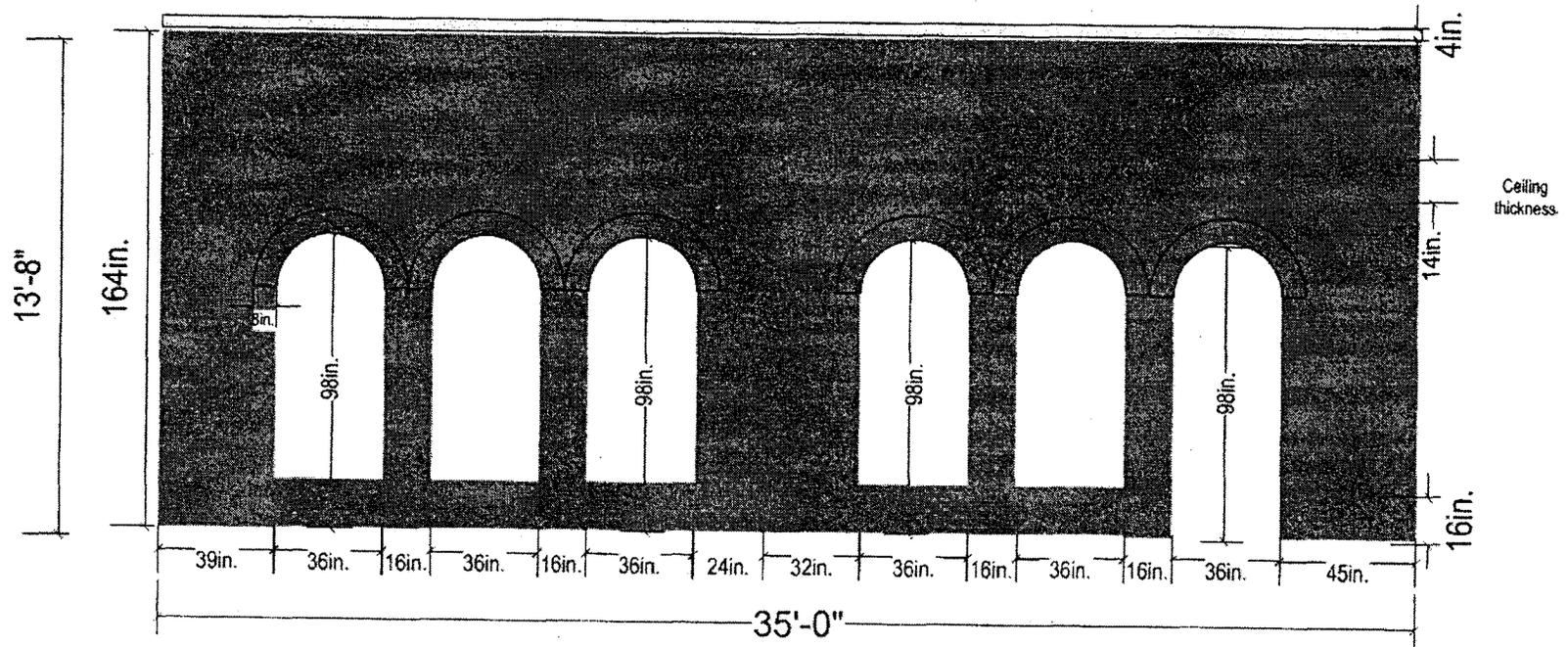
7/25/2013



'2013 Porch
Scale 1/4" = 1' 0"
1.13.2013
Page 1

Porch Driveway Side-View Showing Foundation Line

- Notes**
- 60" Arch is 20" Thick
 - 32" Arch is 12" Thick
 - Wall is 24" Thick
 - Brick size is 7.5" x 3.5" x 2.25"

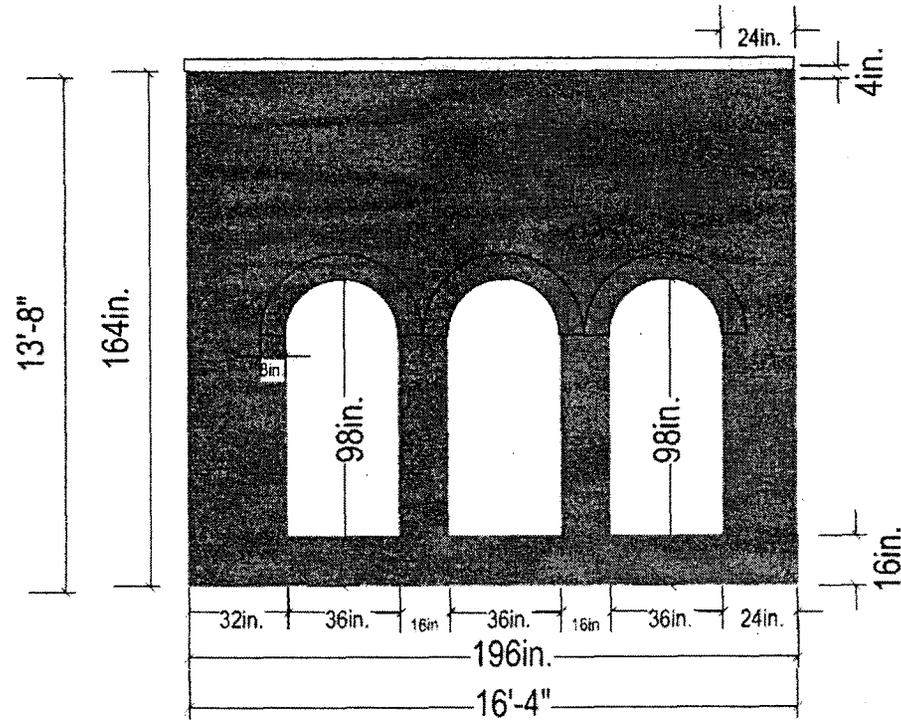


'2013 Porch
 Scale 1/2" = 1' 0"
 1.13.2013
 Page 1

Porch Back-View

- Notes**
- 32" Arch is 10" Thick
 - Wall is 12" Thick

7/25/2013



2013 Porch Addition
 Scale 1/2" = 1' 0"
 1.13.2013
 Page 1

Porch Side-View (Back-Yard)

Notes

- 26" Arch is 10" Thick
- Wall is 12" Thick