



VARIANCE ACCEPTED: March 23, 2016
BOARD OF ZONING APPEALS: June 22, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

June 15, 2016

STAFF REPORT

VARIANCE APPLICATION NO. VC 2016-MA-006

MASON DISTRICT

APPLICANTS/OWNERS: Kim Ean Lim

SUBDIVISION: Eliza Pinkett Estates, Pt of Lot 2

STREET ADDRESS: 3168 Lacy Boulevard, Falls Church 22041

TAX MAP REFERENCE: 61-4 ((22)) 2

LOT SIZE: 11,763 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 18-401

VARIANCE PROPOSAL: To permit front yard paved parking coverage in excess of the maximum 30 percent to remain.

STAFF RECOMMENDATION: Staff recommends denial of VC 2016-MA-006, based on the findings contained in the staff report. However, should the Board approve this variance, staff recommends that it do so subject to the Proposed Development Conditions contained in Appendix 1.

It should be noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

Heath Eddy, AICP

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



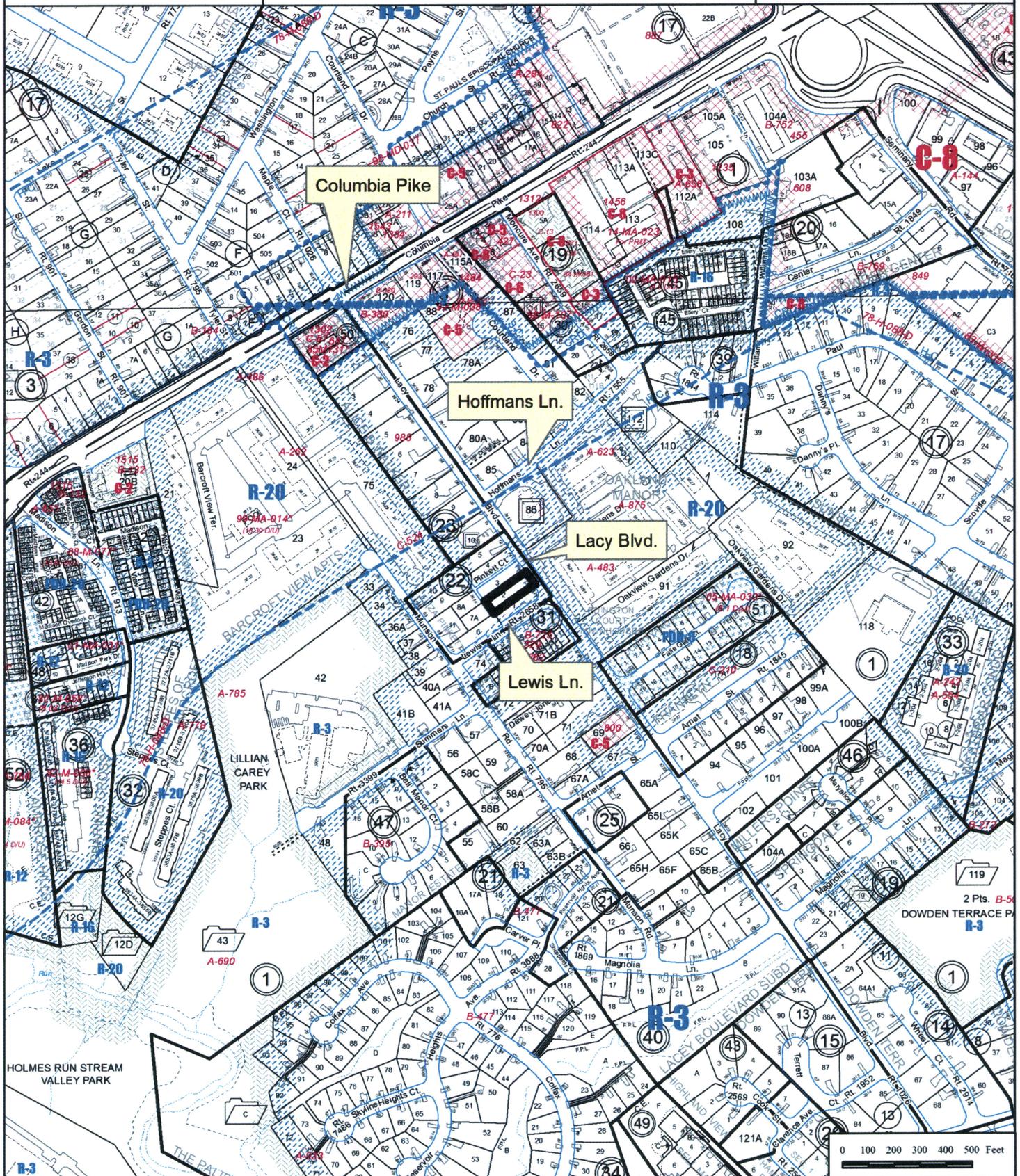
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Variance Application

VC 2016-MA-006

KIM EAN LIM



NOTES:

1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 61-4-((22))-02. PROPERTY CORNERS NOT SET.
5. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEM.
7. THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON SITE.
8. THERE ARE NO KNOWN MAJOR UTILITY EASEMENTS ON SITE.
9. NO KNOWN TOXIC OR HAZARDOUS SUBSTANCES EXIST ON SITE.
10. THE PROPOSED DEVELOPMENT CONFORMS TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
11. NO FLOOD PLAIN, RESOURCE PROTECTION OR MANAGEMENT AREAS EXIST ON SITE.

PROPERTY OWNER:

KIM EAN LIM
 3168 LACY BLVD, FALLS CHURCH
 VIRGINIA 22041
 PHONE: 202-615-3345

IMPERVIOUS AREA CALCULATIONS

HOUSE = 1,886 SF
 PORCH = 116 SF
 STEPS/WAYWAY/PAD= 126 SF
 DRIVEWAY = 2,549 SF
GARAGE = 406 SF
 TOTAL = 5,083 SF
 % IMP. AREA=5,083/ 11,763 x
 100%=43.21%

SETBACK TABLE (R-3)

	REQUIRED	PROVIDED
FRONT	30' (MIN.)	55.3'
SIDE	12' (MIN)	12.1'
REAR	25' (MIN.)	46.5'

FLOOR AREA COMPUTATIONS

EXISTING GROSS FLOOR AREA = 3,772 SF
 GARAGE FLOOR AREA = 406 SF
 PORCH AREA = 116 SF
 TOTAL FLOOR AREA = 4,294 SF
 EXISTING FLOOR AREA RATIO = 0.365
 BASEMENT LEVEL IS CONSIDERED AS CELLAR FOR THIS PROPERTY. MORE THAN 50% BASEMENT BELOW GRADE.

SITE ANALYSIS

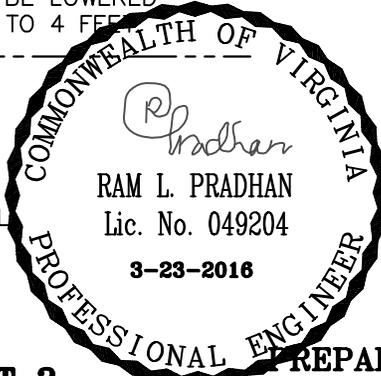
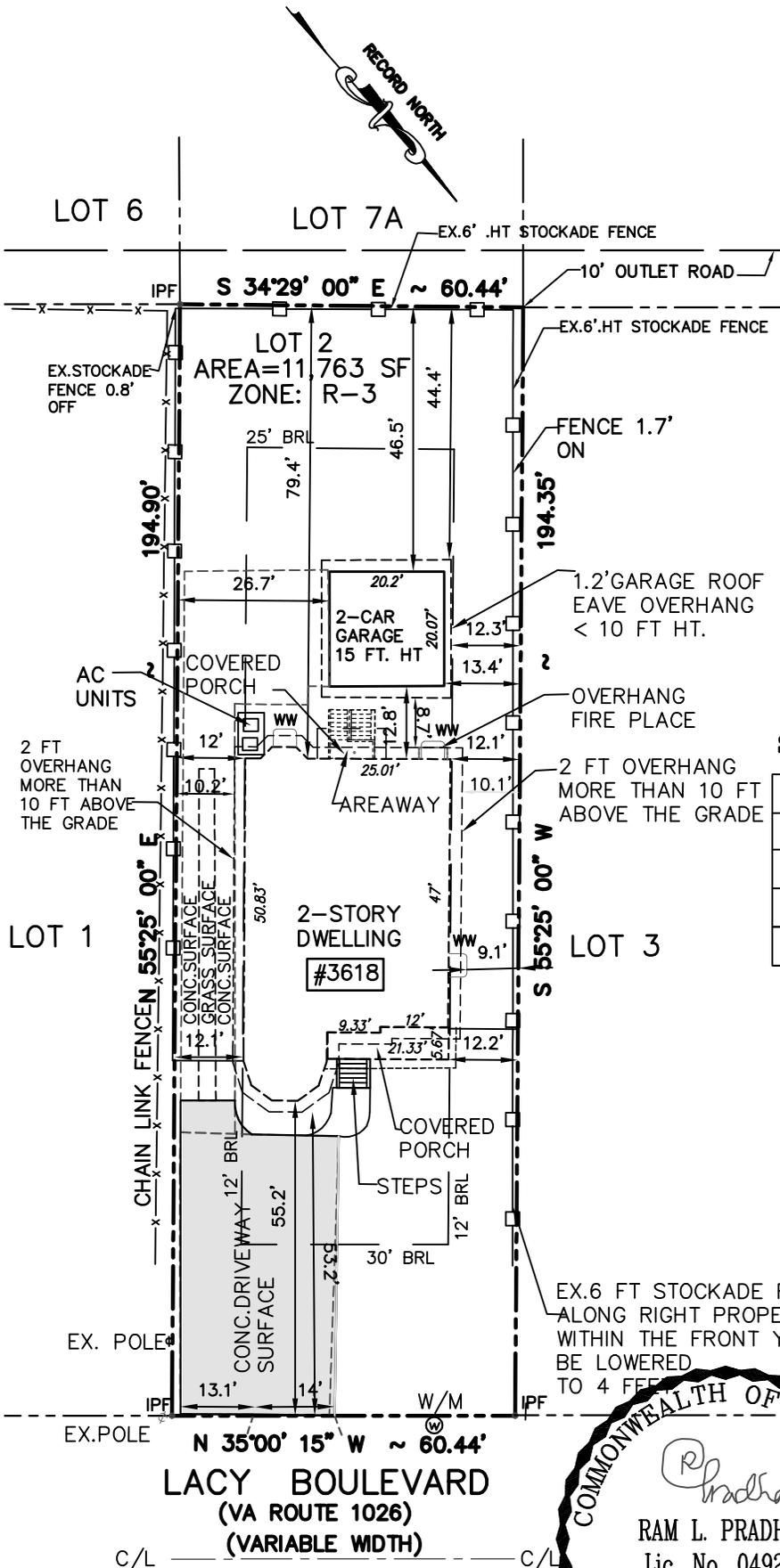
DESCRIPTIONS	EXISTING
IMPERVIOUS AREA	43.21%
GROSS FLOOR AREA	4,249 SF
FLOOR AREA RATIO (FAR)	0.365
BUILDING HEIGHT	< 35.0'

FRONT YARD SURFACING LIMIT (PER Z.O. ARTICLE 11-102 (8))

FRONT YARD: 3,336 SQ FT
 PAVED AREA: 1,411 SQ FT
 % OF FRONT YARD: 1,411/3,336 X100%
 =42.30% > 30%, FOR R-3 ZONE,
 THUS SPECIAL PERMIT IS REQUESTED.

LEGEND:

AC= AIR CONDITION UNIT
 W/M= WATER METER
 OH= OVER HANG
 WW= WINDOW WELL
 C/L = CENTER LINE
 IPF = IRON PIPE FOUND



VARIANCE PLAT

**ELIZA PINKETT ESTATES, PT OF LT 2
 3618 LACY BOULEVARD, FALLS CHURCH
 MASON DISTRICT, VIRGINIA 22041**

SCALE: 1"=30', DATE: MARCH 13, 2016

**PREPARED BY
 Inova Engineering Consultants, Inc.
 25209 LARKS TERRACE
 SOUTH RIDING, VIRGINIA 20152
 PHONE: (703) 655-3951**

DESCRIPTION OF THE APPLICATION

The applicant is requesting a variance to the maximum allowed front yard coverage for parking of vehicles on the subject property in the R-3 District, which is limited by the provisions in Section 11-102.8 of the Zoning Ordinance.



Figure 1: Subject property. Source: Pictometry, 2015.

The table below summarizes the allowed front yard coverage in the R-3 District and what is currently located on the subject property.

	% Coverage Allowed and Existing	Square Feet of Coverage on Lot
Maximum Allowed in R-3 District	30%	1000.8 allowed
Subject Property (based on 3,336 s.f. front yard area)	42.3%	1,411 actual

A copy of the variance plat titled “Variance Plat, Eliza Pinkett Estates, Pt of Lt 2,” prepared by Ram L. Pradhan, P.E., of Inova Engineering Consultants, Inc., dated March 13, 2016 and received March 23, 2016, is included in the front of the this staff report. The applicant’s Statement of Justification and accompanying photographs of the property are included as Appendix 2. The applicant’s affidavit is included as Appendix 3.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is located in the Eliza Pinkett Estates, a small subdivision of former lots in the Alice B. Walker Subdivision, is located approximately ¼ mile south of Columbia near Bailey’s Crossroads.

BACKGROUND

This variance application is the result of code enforcement activity against the property owner. The following is a summary of the violation history leading to the current application.

- October 2015 - The Department of Code Compliance (DCC) received a complaint through a Department of Public Works and Environmental Services (DPWES) inspector on a neighboring property, who said that it appeared that new paving had occurred and was not accounted for, and appeared to cover too much of the front yard. DCC classified this as a complaint and opened an investigation.
- October 21, November 5 and November 12, 2015 - A DCC investigator inspected the property on these dates, and determined that the total amount of paving exceeded the allowed percentage under Sect. 11-102.8 of the Zoning Ordinance.
- November 30, 2015: The DCC investigator issued a Notice of Violation (NOV) to the property owner citing violation of Section 11-102.8 of the Zoning Ordinance (a copy of the NOV is enclosed as Appendix 4).
- December 2015/January 2016 – The property owner indicates that he will apply for a variance for the excess pavement.
- March 23, 2016 – Variance application is accepted to schedule for BZA public hearing.

According to the applicant's variance statement of justification, almost all of the driveway expansion was completed by the previous owner, who also constructed the current residence and all other improvements on the property. The applicant states that he added a small portion of paving to "square off" the front portion of the driveway, a length about 1 foot wide by 20 feet long, leading up to the access apron. The image below shows the property as imaged in April 2015, with the driveway as previously constructed. The applicant's addition is on the upper end of the image, while the previous owner paved the rest of the area.

Note that the primary reason for the extra pavement was for the parking of 2-3 additional vehicles in front of the house. The property already has a 2-car garage, plus space in front of the garage for 2 vehicles in a landing area in front of the garage. Then there is over 60 feet of driveway in the side yard behind the fence/gate across the driveway at the front yard entrance area. Technically speaking, the applicant already has room for seven (7) parking spaces for vehicles, before the front yard is even factored in.

While the approved driveway design, as shown in Figure 3 on the next page, is an odd design, it doesn't necessarily follow that additional paving in the front is warranted. A better solution would be to apply to move the access driveway further to the south in line with the rest of the driveway, then include a parallel parking bay along the end of

the driveway. This would be a better functional design than the excessive paving currently provided.

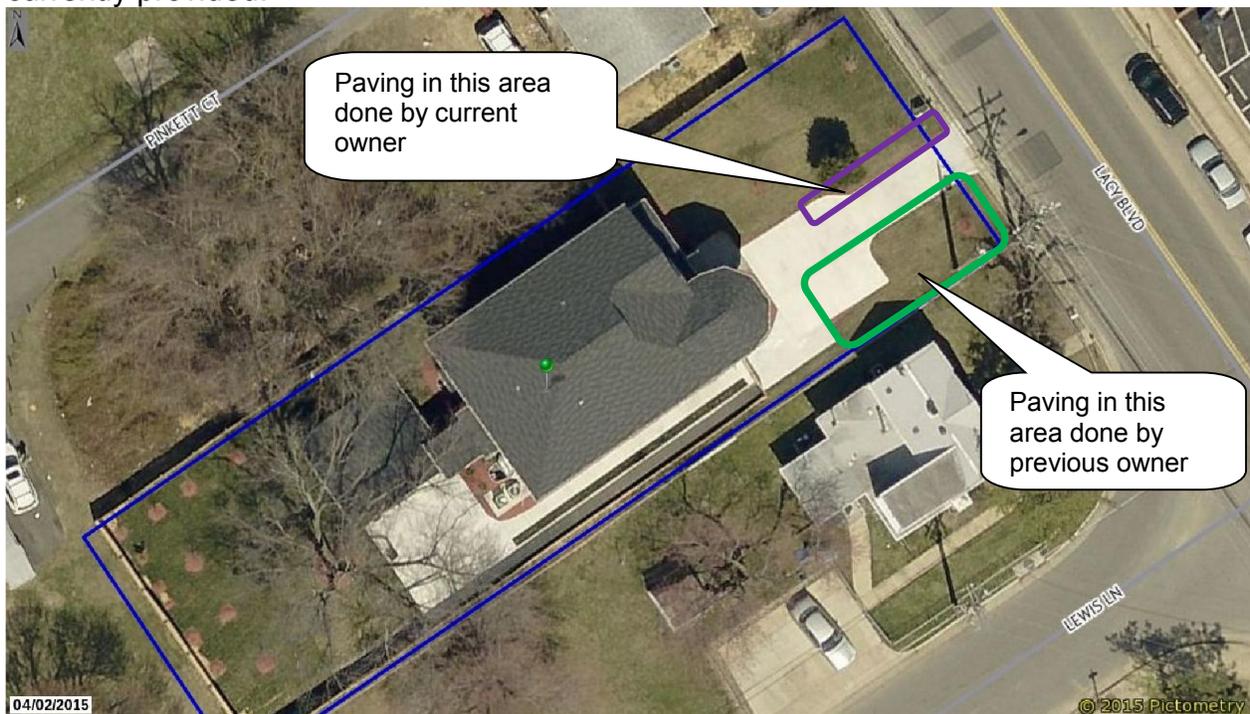


Figure 3: April 2015 overhead view showing paving as originally approved. Source: Pictometry.

This is the first variance or special permit application for the subject property. There is no record of any variance or special permit applications in the area.

ZONING ORDINANCE REQUIREMENTS (Appendix 6)

In addition to meeting the definition of a variance, an application must satisfy a specific set of criteria in order for the Board to grant a variance. According to the recently amended Code of Virginia, Sec. 15.2-2309, a variance meeting the definition shall be granted if the following elements are met:

1. The evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance (Sect. 15.2-2309.2)

In staff's opinion, the strict application of the paving limitations imposed under Section 11-102.8 would not unreasonably restrict utilization of the property nor create a hardship. Prior to increasing the driveway pavement, the subject property previously had a driveway sufficient in size to park at least seven (7) vehicles in addition to the 2-car garage (for a total of nine parking spaces). In staff's opinion, the previous number of

off-street spaces is sufficient despite the odd nature of the prior design of the parking area.

2. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance (Sect. 15.2-2309.2(i))

The applicant states that the realtor who sold him the property failed to account for any potential violations of the property. However, at the time of acquisition, there were no outstanding violations related to the paving on-site. Staff does not believe any hardship exists. The maximum front yard coverage paving standard went into effect in 2003, and the current coverage violation occurred between April and August of last year.

3. The granting of the variance will not be of substantial detriment to the adjacent property and nearby properties in the proximity of that geographical area (Sect. 15.2-2309.2(ii))

In staff's opinion, the excess paving creates a condition that would be detrimental to properties in proximity to the subject property. The maximum front yard coverage standard was created for the exact purpose of preventing front yards from being paved over for parking, as the front yard begins to resemble a parking lot more typical of a commercial property, than the character of a low density residential neighborhood. The property is a single family residential lot, not a multi-family apartment complex similar to across the street or just south of the property on Lewis Lane. And in both those cases, the properties are in the R-20 District.

4. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general reduction to be adopted as an amendment to the ordinance (Sect. 15.2-2309.2(iii))

The subject property is substandard to the minimum lot width standard in the R-3 District, with a lot width of 60.44 feet and a minimum of 80 feet normally required in this district. However, if the same amount of paving were to be found on a lot compliant with the R-3 minimum lot width requirement, the resulting paved coverage for parking would be about 32 percent. While this is close to the maximum allowed of 30 percent, it would still be in violation.

5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property (Sect. 15.2-2309.2(iv))

The variance request is to allow for extra paving of the front yard beyond what is permitted for a residential use in the R-3 District. However, the residential use of the property is not affected by this application and is permitted in the R-3 District.

6. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application (Sect. 15.2-2309.2(v))

The applicant has no other form of remedy under the Zoning Ordinance other than a variance except to remove the excessive pavement.

CONCLUSION

In staff's opinion, the subject property does not exhibit limitations that would warrant relief from the standard for maximum paving in the R-3 District. Furthermore, the applicant has not demonstrated that the relief requested is based on any substantive proof that nearby properties situated similarly enjoy a benefit to which he is currently deprived. The lot can accommodate adequate off-street parking by right. In addition a better design of the driveway access and parking related thereto would provide a better functionality while also complying with the maximum paving allowance.

RECOMMENDATION

Staff recommends denial of VC 2016-MA-006, based on the findings in this staff report. However, if the Board chooses to approve this application, staff recommends that it do so subject to the Proposed Development Conditions included in Appendix 1.

APPENDICES

1. Proposed Development Conditions
2. Applicants' Statement of Justification and Photographs
3. Applicants' Affidavit
4. Notice of Violation
5. Street File Records for Subject Property
6. Applicable Code of Virginia Provisions

APPENDIX 1**PROPOSED DEVELOPMENT CONDITIONS****VC 2016-MA-006****June 15, 2016**

If it is the intent of the Board of Zoning Appeals to approved VC 2016-MA-006, located at Tax Map 61-4 ((22)) 2, to permit greater than 30% front yard coverage paved for parking, the BZA should condition the approval by requiring conformance with the following development condition.

1. This variance is approved for the location and size of the existing paved parking area as shown on the variance plat, entitled "Variance Plat, Eliza Pinkett Estates, Pt of Lt 2," prepared by Ram L. Pradhan, P.E., of Inova Engineering Consultants, Inc., dated March 13, 2016 and received March 23, 2016, consisting of one sheet as submitted with this application and is not transferable to other land.

This approval, contingent upon the above-noted condition, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards including requirements for building permits.

Statement of Justification**March 15, 2016.**MAR 15 2016
Zoning Evaluation Division

Department Planning and Zoning
Zoning Evaluation Department
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Proposed Variance Plat pursuant to section ZO SECTION 18- 404**Property Address: 3618 Lacy Boulevard, Falls Church, VA 22041****Tax Map: 61-3-((06))-33.****District : Mason****County Plan number: VC 2016-0034**

Dear Sir:

On behalf of our client, we are requesting special permit use for exceeding conc. driveway surface area of 400.2 sf surface in front of the newly built house. As per zoning ordinance allowable the front yard surface limit is 30% (1,000.80 sf) as per ZO article 11-102(8). However based on current field measurement the front yard surface area is 1,411 sf (42.33%). Therefore there is 400.2 sf more front yard surface area than allowable limit of 1000.80 sf.

The lot has width 60 feet and surface area 11,763 sf. But for the R-3 zone minimum lot width is 100 feet and area 18,000 sf. As this lot is substandard lot, we would like to request you special permit for allowing use of exceeding front yard surface for parking vehicle and exiting and entering vehicle on this property.

1. That the subject property was acquired in good faith.
2. The subject property has the following characteristics (note: the effective date of ordinance" is August 14, 1978).
 - a. The lot was created and building was built before the effective zoning ordinance.
 - b. This lot is substandard lot, shape, width and area at the time of effective date of the ordinance.

3. That authorization of the variance will not be of substantial detriment to adjacent property.
4. That character of the zoning district will not be changed by the granting of the variance.
5. That the variance will be in harmony with the intended spirit and purposes of this ordinance and will not be contrary to the public interest.

The property is currently occupied 2 story residential dwelling with detached 2 car garage on rear of the dwelling. This site is located residential area of Falls Church. The site contains 11,673 sf (0.270 ac) of land and zoned R-3. This lot is an interior lot. This lot is a substandard lot. The lot area and width is substantially less than that of the standard lot meeting R-3 zone requirements. We would like to request you for granting variance pursuant to section 18-404 for exceeding front yard surfacing limits. If you have further questions please call us at 703-655-3951.


Sincerely,

Ram Pradhan, P.E.
25209 Larks Terrace
South Riding, Va 20152
Phone: 703-655-3951

Photographs of Subject Property



Image 1: Front yard view of subject property, showing area of paving.



Image 2: View of front yard from front porch, showing use of driveway for parking. Note that the access apron to Lacy Boulevard is located on the left side of the driveway in this image. The applicant added the paving strip that is seen on the left edge of the driveway in this image.



Image 3: View of the rear yard including the driveway and the detached 2-car garage. This view demonstrates that the property has space for at least four (4) parking spaces.



Image 4: This view shows the gated driveway to the detached garage located in the rear yard. The image above, in color, shows the area of additional pavement that was inserted after the previous owner received the Residential Use Permit (RUP) for the dwelling.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
 Suite 549, 12000 Government Center Parkway
 Fairfax, Virginia 22035-0064
 Phone: (703) 324-2421; Fax: (703) 324-2665
 www.fairfaxcounty.gov

DATE: April 22, 2016

TO: Deborah Pemberton, Planner III
 Applications Acceptance Section
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sepideh Aflaki-Khosrowshahi, Paralegal
 Office of the County Attorney

SUBJECT: BZA Affidavit
 Temporary Application No. VC 2016-0034

REF.: 133622

RECEIVED
 Department of Planning & Zoning
 APR 22 2016
 Zoning Evaluation Division

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

Kim Ean Lim

4/18/16

Attachment

133622



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290
TTY 711 (VA Relay)

APPLICATION No: VC 2016-MA-006

(Staff will assign)

RECEIVED
Department of Planning & Zoning

MAR 15 2016

Zoning Evaluation Division

APPLICATION FOR A VARIANCE

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Kim Ean Lim
	MAILING ADDRESS 3618 Lacy Blvd, Falls Church, VA 22041
	PHONE HOME (202)615-3345 WORK (202) 638-2080
PROPERTY INFORMATION	PROPERTY ADDRESS Lacy Blvd, Falls Church, VA 22041
	TAX MAP NO. 061-4-((22))-0002 SIZE (ACRES/SQ FT) 0.2701/11,763
	ZONING DISTRICT R-3 MAGISTERIAL DISTRICT Mason
VARIANCE REQUEST INFORMATION	ZONING ORDINANCE SECTION (staff will fill this out)
	NATURE OF REQUEST [circle the item(s) and fill in as appropriate]
	A. To permit construction of [circle the appropriate item(s)]: _____ story dwelling, addition, deck, roofed deck, accessory storage structure, accessory structure, _____ feet from the: front, side, rear lot line _____
	B. To permit the subdivision of ___ lot(s) into ___ lot(s) with proposed lot(s) # _____ _____ having a lot width of _____ feet _____
	C. To permit the construction of a fence greater than ___ ft. in height in the [circle the appropriate item(s)]: front yard, side yard or rear yard.
D. Other <u>TO Retain Excess driveway Surface in the front yard. Excess area 400.25F.</u>	
AGENT/CONTACT INFORMATION	NAME INOVA ENGINEERING CONSULTANTS, INC
	MAILING ADDRESS 25209 LARKS TERRACE, SOUTH RIDING
	PHONE HOME () WORK (703) 655-3951
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -- or -- <input type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter onto the subject property as necessary to process the application.</p> <p><u>KIM EAN LIM</u> _____ <u>Kim Ean Lim</u> _____ TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date application received: _____ Date application accepted: _____ Application Fee Paid: \$ _____

VC 2016-0034

Application No.(s): VC 2016-MA-006
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/18/2016
(enter date affidavit is notarized)

133622

I, Kim Ean Lim, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Kim Ean Lim	3618 Lacy Blvd, Falls Church, VA 22041	Owner/Applicant
Chun Vinh Lim	3618 Lacy Blvd, Falls Church, VA 22041	Co-Title Owner
Hengli Lim	3618 Lacy Blvd, Falls Church, VA 22041	Co-Title Owner
Seng Lim	3618 Lacy Blvd, Falls Church, VA 22041	Co-Title Owner
Inova Engineering Consultants, Inc.	25209 Larks Terrace, South Riding, VA 20152	Agent/Engineer

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): VC 2016-MA-006
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/18/2016
(enter date affidavit is notarized)

133622

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Inova Engineering Consultants, Inc.
25209 Larks Terrace, South Riding, VA 20152

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Ram L Pradhan - Director/Officer

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): VC 2016-MA-006
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/18/2016
(enter date affidavit is notarized)

135622

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

NONE

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): VC 2016-MA-006
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/18/2016
(enter date affidavit is notarized)

133622

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 04/18/2016
(enter date affidavit is notarized)

133622

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [x] Applicant Kim Ean Lim [] Applicant's Authorized Agent

Kim Ean Lim
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of April 2016, in the State/Comm. of Washington County/City of D.C.

[Signature]
Notary Public

My commission expires: 02/14/2017

My Commission Expires February 14, 2017



90

OWNER CONSENT/AGENT AUTHORIZATION STATEMENT

To Whom It May Concern:

We, Kim Ean Lim, Chun Yinh Lim, Hengli Lim, and Seng Lim, the undersigned title owners of the property identified below, do hereby authorize Inova Engineering Consultants, Inc., to act as agent in the furtherance of an application for a special permit on the property located at: 3618 Lacy Boulevard, Falls Church, Virginia 22041.
Tax Map No.: 061-4-22-0002.

Thank you in advance for your cooperation.

TITLE OWNER/APPLICANT

Date: 3/2/2016

By: [Signature]
Kim Ean Lim

COMMONWEALTH/STATE OF: WASHINGTON
CITY/COUNTY OF: District of Columbia, TO WIT:

The foregoing instrument was acknowledged before me this 2nd day of March, 2016, in the County of WASHINGTON, District of Columbia [State]

[Signature]
Notary Public (Signature)
Notary Registration No. TD BANC 70
My Commission Expires: 02/14/2017

My Commission Expires February 14, 2017



AFFIX NOTARY SEAL/STAMP

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE OWNER, SIGNATURES MAY CONTINUE ON NEXT PAGE.

OWNER CONSENT AGENT AUTHORIZATION STATEMENT
Page 2 of 4

CO-TITLE OWNER

Date: 3/2/2016

By: Chun Yinh Lim
Chun Yinh Lim

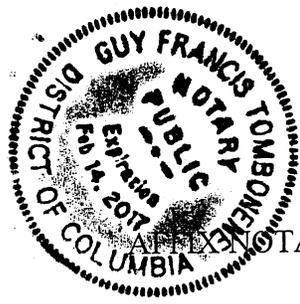
COMMONWEALTH/STATE OF: Washington
CITY/COUNTY OF: District of Columbia, TO WIT:

The foregoing instrument was acknowledged before me this 3rd day of March, 2016
in the County of Washington, D.C.
[State]

My Commission Expires
February 14, 2017

[Signature]
Notary Public (Signature)

Notary Registration No. 7D BOMZ M/A
My Commission Expires: 02/14/2017



NOTARY SEAL/STAMP

OWNER CONSENT AGENT AUTHORIZATION STATEMENT
Page 3 of 4

CO-TITLE OWNER

Date: 3/2/2016

By: [Signature]
Hengli Lim

COMMONWEALTH/STATE OF: WASHINGTON
CITY/COUNTY OF: District of Columbia, TO WIT:

The foregoing instrument was acknowledged before me this 2nd day of March, 2016
in the County of Washington, D.C.
[State]

My Commission Expires
February 14, 2017

[Signature]
Notary Public (Signature)

Notary Registration No. TD RONAL M/P
My Commission Expires: 02/14/2017



NOTARY SEAL/STAMP

OWNER CONSENT AGENT AUTHORIZATION STATEMENT
Page 4 of 4

CO-TITLE OWNER

Date: 3/2/2012

By: [Signature]
Seng Lim

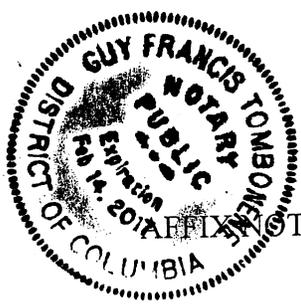
COMMONWEALTH/STATE OF: WASHINGTON
CITY/COUNTY OF: District of Columbia, TO WIT:

The foregoing instrument was acknowledged before me this 2nd day of March, 2012,
in the County of Washington, D.C.
[State]

My Commission Expires
February 14, 2017

[Signature]
Notary Public (Signature)

Notary Registration No. TD BANK N/A
My Commission Expires: 02/14/2017



NOTARY SEAL/STAMP



DCC RETURN COPY

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

NOTICE OF VIOLATION Fairfax County Zoning Ordinance

DATE OF ISSUANCE: November 30, 2015

METHOD OF SERVICE: OFFICE OF THE SHERIFF

LEGAL NOTICE ISSUED TO: Hengli Lim
ADDRESS: 3618 Lacy Blvd.
Falls Church, VA 22041

LOCATION OF VIOLATION: 3618 Lacy Blvd.
Falls Church, VA 22041-1638

TAX MAP REF: 0614 22 0002
ZONING DISTRICT: R- 3

CASE #: 201506797 **SR #:** 122011

ISSUING INVESTIGATOR: Nancy Stallings, (703)324-1317

POTENTIAL CIVIL PENALTIES UNDER ZONING ORDINANCE

§ 18-903(1):	Zoning Violation	First Offense	Each Subsequent Offense
	§11.102.8	\$ 200.00	\$ 500.00
TOTAL:		\$ 200.00	\$ 500.00

Dear Responsible Party:

Inspections of the above referenced property on October 21, 2015, November 5, 2015 and November 12, 2015, revealed the following violation of the Fairfax County Zoning Ordinance:

§ 11-102 (8) Paving In the Front Yard

The inspections revealed that you have paved or caused to be paved approximately 1,485 square feet of the front yard of the above described property. A driveway is a permitted accessory use on this property, per Par. 15 of Sect. 10-102 of the Fairfax County Zoning Ordinance. However, surface

Department of Code Compliance
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5508
Phone 703-324-1300 Fax 703-653-9459 TTY 711
www.fairfaxcounty.gov/code

coverage, consisting of asphalt, concrete, or gravel in any front yard is limited in the R-3 District to 30% of the front yard or in this case approximately 1,004.15 square feet. (Excess of 480 square feet)

Therefore, the excessive paving on this property is in violation of Par. 8 of Sect. 11-102 of the Fairfax County Zoning Ordinance that states, in part:

...For single family detached dwellings on lots containing 36,000 square feet or less in the R-1, R-2, R-3, and R-4 Districts, all parking for vehicles or trailers in a front yard shall be on a surfaced area; provided, however, that this shall not be deemed to preclude temporary parking on an unsurfaced area in a front yard for a period not to exceed forty-eight (48) hours for loading, unloading, cleaning, or repair of vehicles or trailers. In addition, in the R-1 and R-2 Districts, no more than twenty-five (25) percent of any front yard and in the R-3 and R-4 Districts, no more than thirty (30) percent of any front yard shall be surfaced area for a driveway or vehicle/trailer parking area; provided, however, that these limitations may be exceeded for a surfaced area that is:

- A. Directly contiguous with and providing primary access, to two side-by-side parking spaces, as long as the surfaced area is not more than twenty-five (25) feet long and eighteen (18) feet wide; and
- B. On a lot which has its primary access, from a major thoroughfare and consists of two side-by-side parking spaces, and a vehicular turn-around area as long as the surfaced area is not more than twenty-five (25) feet long, eighteen (18) feet wide, and the turn-around area does not exceed 150 square feet; or
- C. Provided as an accessibility improvement as approved by the Zoning Administrator.

Surfaced area shall include: asphalt, poured or precast concrete, brick, stone, gravel, or any other impervious surface, or grasscrete or other similar pervious surface. On a pipe stem lot, the surfaced area within the pipe stem driveway shall not be included in this limitation.

Except as may be qualified elsewhere in this Ordinance, parking structures and carports shall be subject to the minimum yard requirements applicable in the zoning district in which located; except parking structures that are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

You are, hereby, directed to clear the violation within thirty (30) days of the date of this Notice.
Compliance can be accomplished as follows:

- Reducing the excess driveway area, on this property, so that there is no more than 30% surface area coverage of the front yard, and

Hengli Lim
November 30, 2015
SR 122011
Page 3

- Restoring the front yard area where the driveway is to be reduced with ground cover to prevent erosion and sediment loss.

As an alternative you may have the ability to file for a different remedy. For information and answers to any questions regarding this application process, you may contact the Zoning Evaluation Division at 703-324-1290.

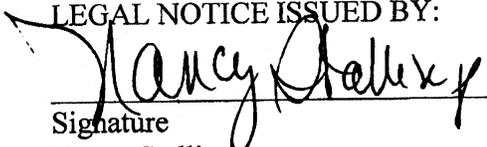
A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance which can result in court ordered sanctions or civil penalties. Civil penalties may be ordered in the amount of \$200.00 for each violation of the Zoning Ordinance cited herein for the first violation and \$500.00 for each violation of the Zoning ordinance cited herein for any subsequent violation, in accordance with Zoning Ordinance §18-903(1).

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party, any other information that you may wish to submit and a \$600.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA. For information regarding an appeal contact:

Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035
Office: (703)324-1314
Information and forms can also be obtained at <http://www.fairfaxcounty.gov/dpz/bza/appeals/>.

If you have questions, would like to schedule an appointment to meet with an investigator, or schedule a follow up inspection, please contact me directly at (703)324-1317. For any other questions, contact our main office at (703)324-1300.

LEGAL NOTICE ISSUED BY:



Signature

Nancy Stallings

Code Compliance Investigator

(703)324-1317

Nancy.Stallings@fairfaxcounty.gov

PERSONAL SERVICE _____
 Being unable to make personal service a copy was delivered in the following manner:
 Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
 Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

 Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).
 Served on a Secretary of the Commonwealth.
 Not found.

11/30/15 *J. Hernandez 773*
SERVING OFFICER
Stacey A. Kincaid, Sheriff
DATE
Fairfax County, VA

PERSONAL SERVICE _____
 Being unable to make personal service a copy was delivered in the following manner:
 Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
 Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

 Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).
 Served on a Secretary of the Commonwealth.
 Not found.

SERVING OFFICER
for _____
DATE

PERSONAL SERVICE _____
 Being unable to make personal service a copy was delivered in the following manner:
 Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
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 Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).
 Served on a Secretary of the Commonwealth.
 Not found.

SERVING OFFICER
for _____
DATE

PERSONAL SERVICE _____
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 Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
 Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

 Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above (Other authorized recipient not found).
 Served on a Secretary of the Commonwealth.
 Not found.

SERVING OFFICER
for _____
DATE

Street & Reading

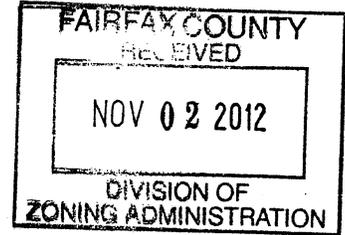


County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 1, 2012

Ms. Mercedes Vargas
3618 Lacy Boulevard
Falls Church VA 22041



RE: Occupying the Existing House while Constructing a New Dwelling
3618 Lacy Boulevard
Eliza Pinkett
Tax Map Ref.: 61-4 ((22)) 2
Zoning District: R-3

Dear Ms. Vargas:

This is in response to your letter received October 18, 2012 requesting approval to reside in the existing house on the referenced property during the construction of the proposed new single family dwelling. In the letter you stated that the existing house will be demolished upon completion of the new dwelling. You have also indicated that you would like to get the demolishing permit later.

Under Sect. 2-501 of the Zoning Ordinance, in general, there shall be not more than one (1) dwelling unit on any one (1) lot, nor shall a dwelling unit be located on the same lot with any other principal building. It has been a long standing practice of this office to allow temporary occupancy of an existing dwelling until a new dwelling is completed. However, this is done with an understanding that a Residential Use Permit (RUP), which is also known as an occupancy permit, will not be issued until the existing house is demolished.

In accordance with Par. 1 of Sect. 18-702 of the Zoning Ordinance, a RUP is required prior to the occupancy of the new dwelling. Occupancy of the new dwelling prior to issuance of a RUP would constitute a violation of the Zoning Ordinance. Therefore, you are permitted to occupy the existing dwelling while the new dwelling is being constructed. However, the RUP for the new dwelling will not be issued until the existing dwelling has been demolished. In certain limited situations, you may be permitted to move furniture into the new dwelling prior to the issuance of a RUP for that dwelling. Please contact the Residential Inspection Division of the Department of Public Works and Environmental Services (DPWES) at 703-631-5101, Option 4 for more information on this matter.

This determination is based upon the facts presented in your request letter and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as



3618 Lacy Boulevard

November 1, 2012

Page 2

presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

I trust that this correspondence adequately responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,

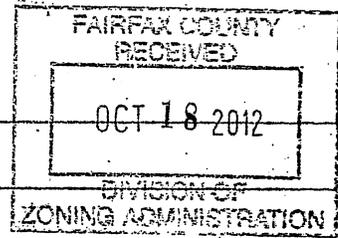
GETACHEW A. TADESSE

Getachew A. Tadesse

Assistant to the Zoning Administrator

cc: Penelope A. Gross, Supervisor, Mason District
Leslie B. Johnson, Zoning Administrator
Michelle M O'Hare, Deputy Zoning Administrator, Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch ✓

2012-1402



to whom it may concern,

My name is Mercedes Vargas and I would like to obtain a letter of approval so that I may delay the demolition of my existing house until the new house is built. I am in the process of obtaining a new house building permit. I was told at Zoning that in order to approve my plans they will not only need a building permit but a demolition permit as well. I would like to wait ~~on~~ on the demolition permit. I would like to live in the existing house ~~at~~ and once the construction is done get the demolition permit so that the old house is demolished and we can move on the new house.

The location of the house is 3618 Lacy Blvd Falls Church VA 22042. My phone number is 703 532 2914. My email is licarda001@hotmail.com

I would like to submit my plans to zoning next week or sometime soon but in order to do so I need this letter of approval. Please let me know how soon I can expect this letter and please don't hesitate to contact me for any more information. The best way to reach me is by email.

Thank you so much for your help,

Mercedes Vargas

**Building Permit
 Zoning Review**

*This document does not reflect the final
 Building Permit approval.*

11/28/12 10:08:30AM

Bldg Permit #:

122850139

NEW SINGLE FAMILY DWELLING

Address: 3618 Lacy Bv Falls Church VA 22041-1638

Bldg: N/A Floor: Suite: N/A

Subdiv: Eliza Pinkett Est Pt Lt 2

Sub Census: 527.01 **Lot Size:** 0.27

Tax Map: 0614 22 0002

Owner: Arias Mercedes L Vargas

Phone Day: (703)336-2450 x

Evening:

Contractor:

OWNER IS CONTRACTOR
 (999) 999-9999

Type of Work: NEW SINGLE FAMILY DWELLING

Description of Work: build custom sfd/ with finished basement with 3 bedroom/ and with wet bar / no 2nd kitchen

ZPRB Review:

Date

Status

11/28/12

ASABIN

Approved

Zoning Detail Review TAB:

Zoning Dist.	Cluster Subdiv	Use	Height	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
R-3	N	SFD	31.10	Y	N	N	N	Y

Yard/Setbacks:

Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear
house	55.30	0.00	0.00	12.30	12.00	75.00
rear steps	0.00	0.00	0.00	0.00	0.00	70.80

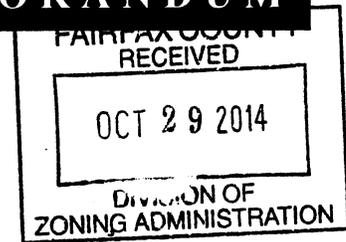
DETAILS COMMENTS:

Build new custom SFD with finished basemenet with wetbar, no 2nd kitchen. Height: 31.15 Setback cert. will be required. Letter on file allowing homeowner to live in existing home while new one is under construction.



County of Fairfax, Virginia

MEMORANDUM



DATE: October 16, 2014

TO: Distribution

FROM: Suzanne Gilbert, Assistant to the Zoning Administrator *SG*

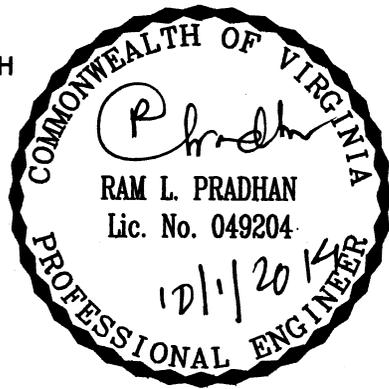
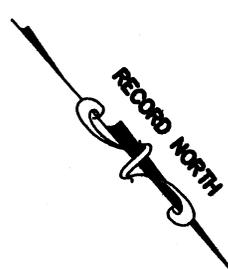
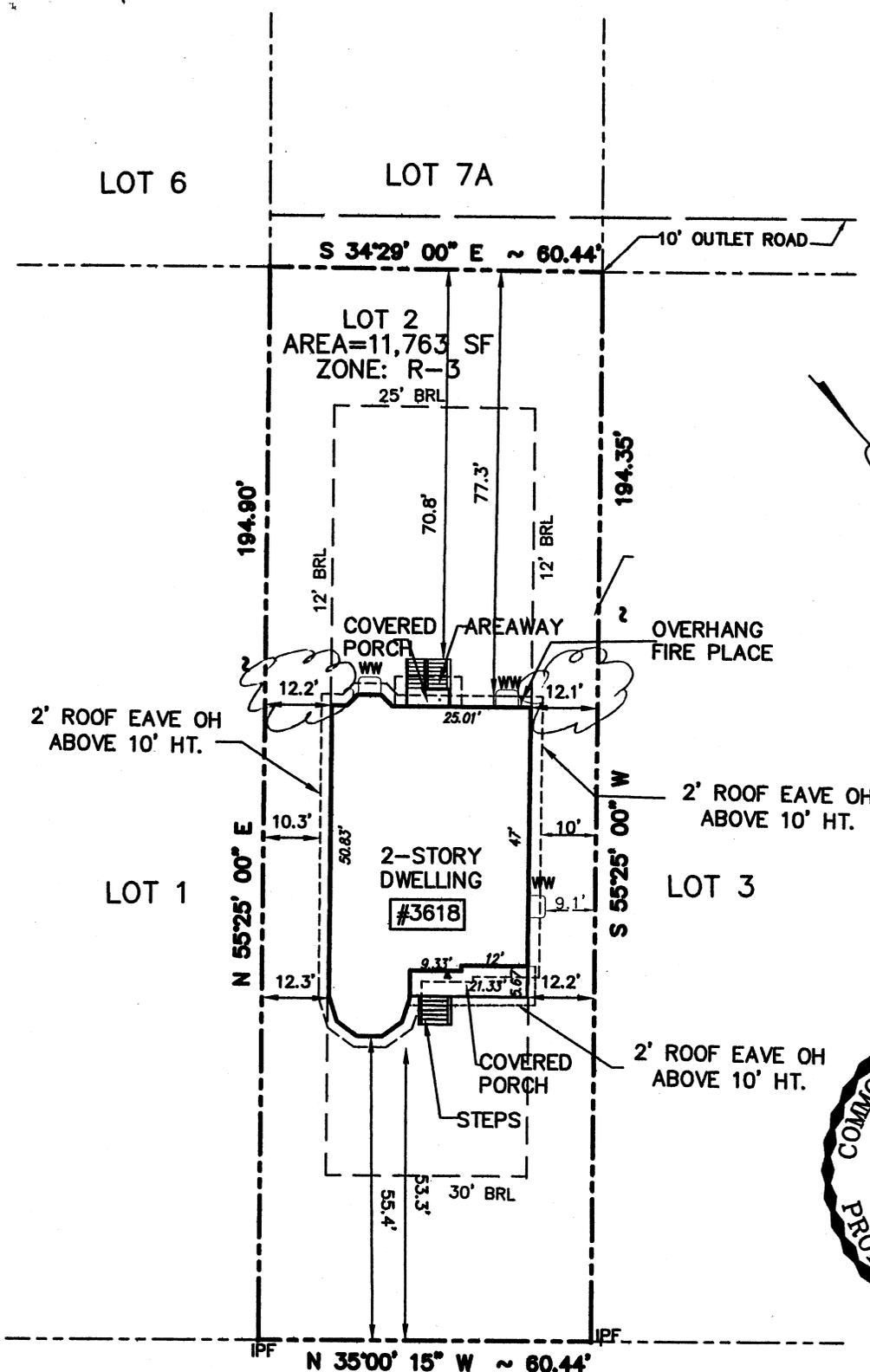
SUBJECT: Setback Certification: Application Permit No.: 122850139

RE: Eliza Pinkett Est. Pt. Lt. 2
3618 Lacy Boulevard, Falls Church, VA 22041
Tax Map: 61-4 ((22)) 2
Zoning District: R-3

Attached is the approved setback certification for a new single family detached dwelling on the referenced property. The property, which is zoned to the R-3 District, is subject to a minimum 30 foot front yard requirement, a minimum 12 foot side yard requirement, and a minimum 25 foot rear yard requirement. The yards in question are the 12.2 foot left side yard and the 12.1 foot right yard.

Distribution:

Ram Prudhan, 25209 Looks Terrace, South Riding, VA 20152
Mavis Stanfield, Deputy Zoning Administrator for Appeals
✓ Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch
Jack W. Weyant, Director, Site Development and Inspections Division, DPWES



LACY BOULEVARD, VA. RT. 1026
(VARIABLE WIDTH)

APPROVED

Jessie B. Johnson
Setback certification 10/1/14
Zoning Administrator *ABJ*

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE COUNTY RECORDED TAX MAP #:61-4--((22))-2.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM RECORD AND DOES NOT CONSTITUTE A BOUNDARY BY THIS INDIVIDUAL.
4. THE SETBACK SURVEY IS A RESULT OF FIELD RUN SURVEY BY USING TOTAL STATION (EDM).
5. BUILDING PERMIT# 122850139

LEGEND:

- OH= OVER HANG
- WW= WINDOW WELL
- C/L = CENTER LINE
- IPF = IRON PIPE FOUND

SETBACKS CERTIFICATION

ELIZA PINKETT ESTATES.
PT OF LT 2
3618 LACY BOULEVARD
FALLS CHURCH, VIRGINIA 22041

SCALE: 1"=30', DATE: OCT 1, 2014

PREPARED BY
Inova Engineering Consultants, Inc.
25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3951



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Department of Public Works and Environmental Services
Land Development Services

Residential Use Permit

RUP Number: 141280017

Building Permit Number: 122850139

Property Address:

3618 Lacy BV

Magisterial District:
MASON

Lot Number: 0002
Subdivision: ELIZA PINKETT EST PT LT 2

Map Reference:
061-4 / 22 / 10002

Uniform Statewide Building Code Edition: 2009

Group Classification: R5

Structure: SINGLE FAMILY DWELLING

Type of Construction: VB

Sprinkler System Required: N

Sprinkler System Provided: None

Conditions and Code Modifications:

	Inspector	Approval Date
Building:	JACK SMITH	09/24/2014
Site:	<u>Ed Rice</u>	<u>10-20-14</u>
Approved For Issuance:	<u>Seb. L.</u>	<u>10-20-14</u>

This Residential Use Permit supersedes any previous Residential Use Permit for this property.

The following Residential Use Permit requirements, if checked, are being waived in accordance with Chapter 112 Article 18 - 704 of the Code of the County of Fairfax.

- Final grading, sodding or seeding of lot (winter waiver)
- Completion of landscaping and screening requirements
- Completion of sidewalks
- Bituminous concrete street surface (winter waiver)
- Stand of grass not yet obtained (inadequate)

ATTENTION

When exceptions for final grading, sodding and/or seeding are granted during the winter, the builder is obligated to complete work under the waived requirements by the first day of May.

No trees or shrubs may be planted in the dedicated right-of-way without first obtaining a permit from the Virginia Department of Transportation. For information concerning VDOT permits, contact 703-383-2899.

Owner
Builder
Zoning
Inspection Records

Requestor:
Phone: (571)732-9112

**Building Permit
Zoning Review**

*This document does not reflect the final
Building Permit approval.*

5/12/14 2:18:07PM

Bldg Permit #: **141290179**

DEMOLISH ENTIRE STRUCTURE

Address: 3618 LACY BV
FALLS CHURCH VA 22041-1638
Bldg: N/A Floor: Suite: N/A

Tax Map: 0614 22 0002

Subdiv: **ELIZA PINKETT EST PT LT 2**

.27

Owner: ARIAS MERCEDES L VARGAS
3618 LACY BLVD FALLS CHURCH VA 22041

Phone Day: (571)732-9112 x

Evening:

Contractor:
OWNER IS CONTRACTOR
(999) 999-9999

Type of Work: DEMOLITION RESIDENTIAL

Description of Work: demo entire sfd

ZPRB Review:

Date

Status

05/12/2014

WWILL1

Approved

Zoning Detail Review TAB:

Zoning Dist. _____ Proffer

NOT IN HD - NOT ON HIST SITE INVENTORY

R-3

Zoning Use

SFD

Proffers: NOT IN HD - NOT ON HIST SITE INVENTORY

USE GRP

CNST TYPE

BLDGAREA

R5

VB

0.00

DETAILS COMMENTS:

**Building Permit
 Zoning Review**

*This document does not reflect the final
 Building Permit approval.*

Bldg Permit #: **143040071**

RESIDENTIAL ADDITION

Address: 3618 LACY BV
 FALLS CHURCH VA 22041-1638
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0614 22 0002

Subdiv: **ELIZA PINKETT EST PT LT 2** .27

Owner: ARIAS MERCEDES L VARGAS
 3618 LACY BLVD FALLS CHURCH VA 22041

Phone Day: **Evening:**

Contractor:
 OWNER IS CONTRACTOR
 (999) 999-9999

Type of Work: ADDITIONAL STORIES

Description of Work: build roofed breezeway and attached garage

Specific Description of Work:

1 Story Ground	1 Story Crawl	1 Story Bsmt Below	2 Story Ground	2 Story Crawl	2 Story Bsmt below	2nd Story Addn Over Exist Structure
Y	N	N	N	N	N	N

ZPRB Review:

Date	Status
11/07/2014	AMOXLE Approved

Zoning Detail Review TAB:

Zoning Dist.	Cluster Subdiv	Use	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
R-3	N	SFD	N	N	N	N	Y

Yard/Setbacks:

Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear	Structure Dimension	Height	Structure Type
	0.00	0.00	0.00	28.00	12.00	47.00	20*20	14.00	ONE STORY

USE GRP: R5 **CNST TYPE:** VB **BLDGAREA:** 984.00

DETAILS COMMENTS:
 garage attached by breezeway per plans. setback cert required



PROPERTY ADDRESS	3618 LACY BOULEVARD FALLS CHURCH, VIRGINIA 22041	SURVEY NUMBER	4953
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143040071

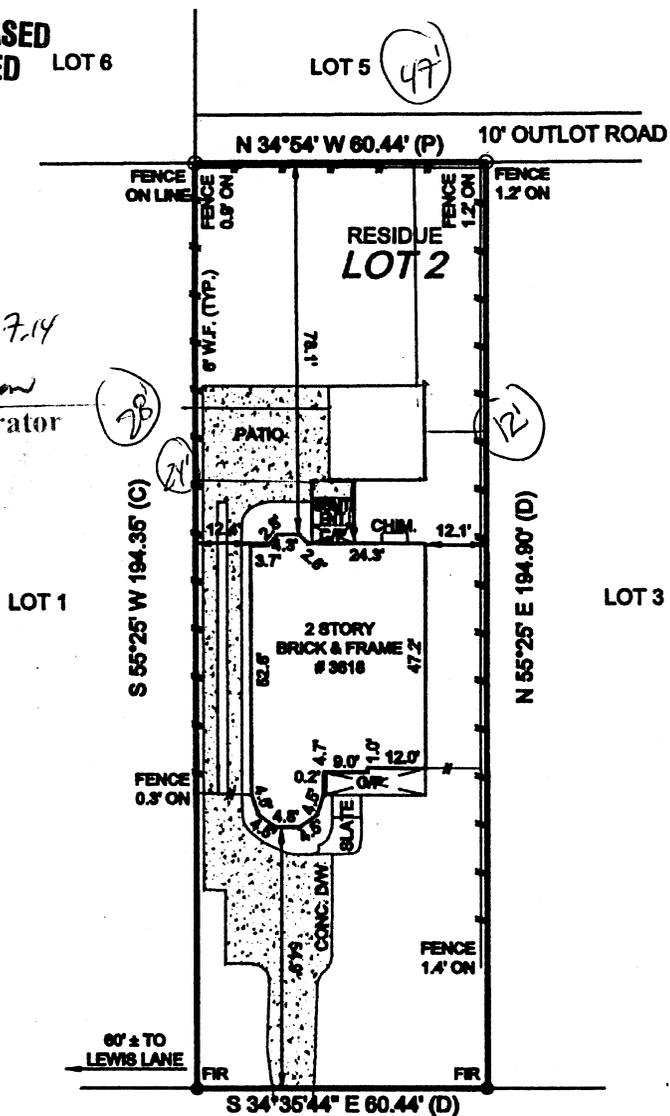
FIELD WORK DATE: 11/4/2014 REVISION DATE(S): (REV.0 11/5/2014)

A SETBACK CERTIFICATION BASED ON FIELD SURVEY IS REQUIRED PRIOR TO RUP ISSUANCE OR FINAL INSPECTION

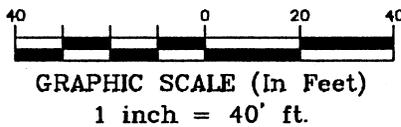
1410.3671
LOCATION DRAWING
RESIDUE LOT 2
ESTATE OF ELIZA PINKETT
FAIRFAX COUNTY, VIRGINIA
11-04-2014 SCALE 1"=40'



APPROVED
Garage
DEM 11.7.14
Leah B. Johnson
Zoning Administrator

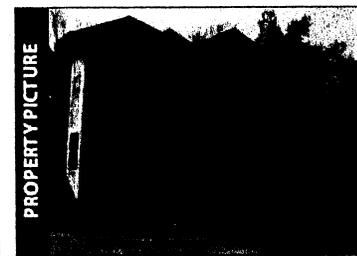
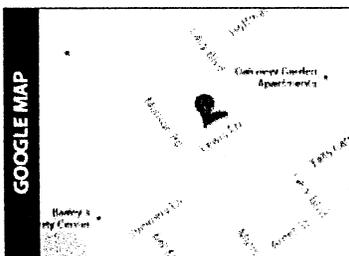


LACY BOULEVARD
(FORMERLY OAKVILLE LANE)



NOTES NONE VISIBLE

CLIENT NUMBER	Q131330ANN	DATE	11/5/2014
BUYER:			
SELLER:	MERCEDES L. VARGAS ARIAS		
CERTIFIED TO:	RGS Title, LLC; Title Resources: Guaranty Company.		



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PERFORMED BY

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LB# 0407005699

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5494 Rodriguez Lane | Haymarket, VA 20169

This is page 1 of 2 and is not valid without all pages.



County of Fairfax, Virginia

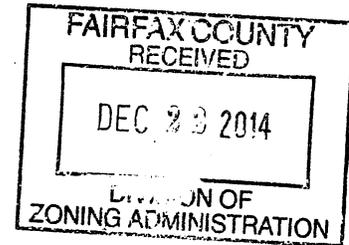
MEMORANDUM

DATE: December 5, 2014

TO: Distribution

FROM: *MM*
Matthew Mertz, Assistant to the Zoning Administrator

RE: Setback Certification: Application Permit No.: 143040071
3618 Lacy Boulevard
Eliza Pinkett Estates, Part of Lot 2
(File: Pinkett, Eliza)
Tax Map Number: 61-4 ((22)) 2
Zoning District: R-3



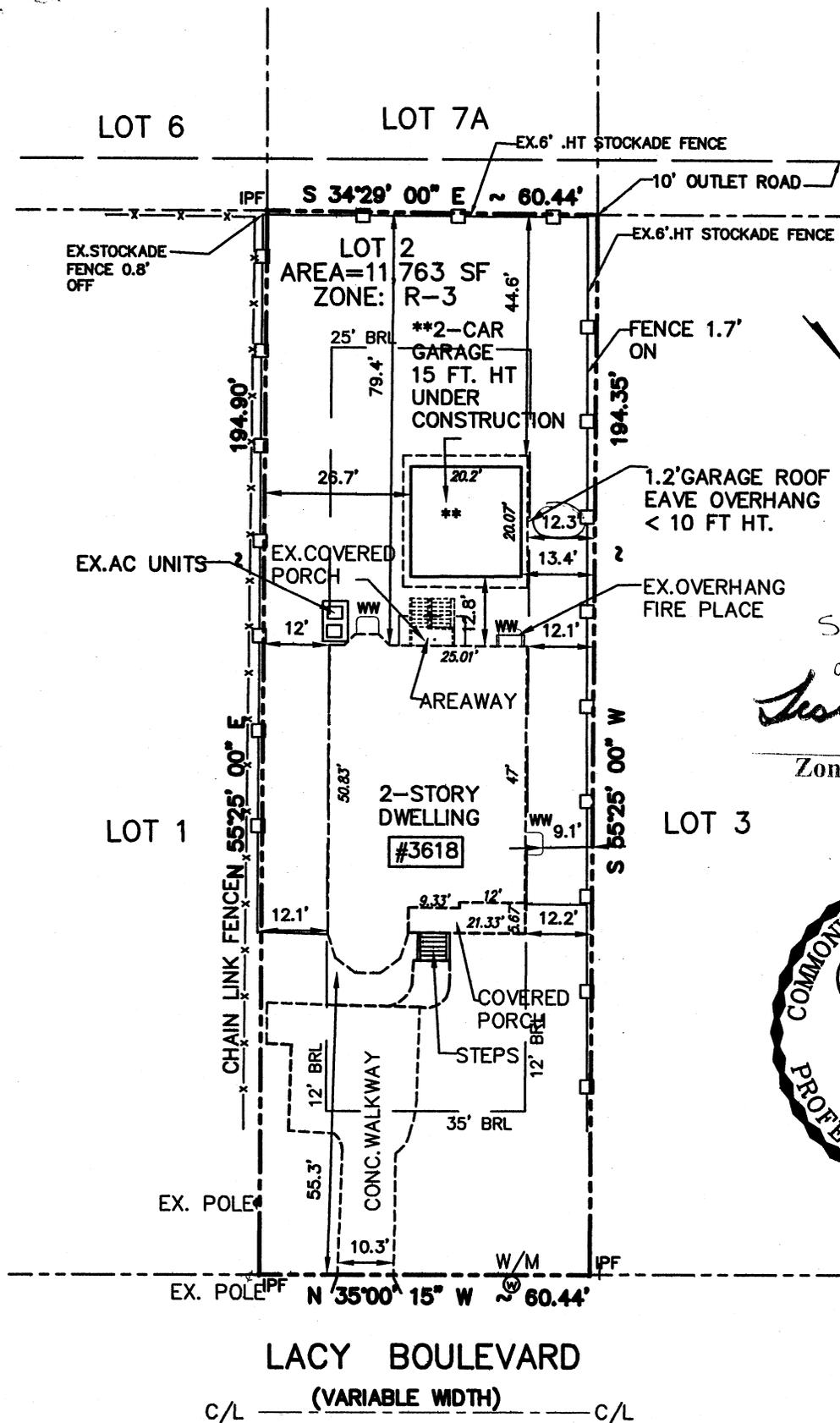
Attached for your records is an approved setback certification for a garage at the referenced property. The property is zoned to the R-3 District and is subject to a minimum 30 foot required front yard, minimum 12 foot required side yards and a minimum 25 foot required rear yard. The yard in question is the 12.3 foot right side yard.

Distribution:

Ram Pradhan, 25209 Larks Terrace, South Riding, Virginia 20152
Mercedes L. Vargas Arias, 3618 Lacy Boulevard, Falls Church, Virginia 22041
✓ Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch
Jack W. Weyant, Director, Site Development and Inspections Division, DPWES

Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1314 FAX 703-803-6372
www.fairfaxcounty.gov/dpz





RECORD NORTH

Setback Certification
APPROVED
mon 12-5-2014
Jessie B Johnson
Zoning Administrator



NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE COUNTY RECORDED TAX MAP #:61-4-((22))-2.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM RECORD AND DOES NOT CONSTITUTE A BOUNDARY BY THIS INDIVIDUAL.
4. THE SETBACK SURVEY PLAT IS A RESULT OF FIELD RUN SURVEY BY USING TOTAL STATION (EDM).
5. RESIDENTIAL ADDITION PERMIT# :143040071

- LEGEND:**
- AC= AIRCONDITION UNIT
 - W/M= WATER METER
 - OB= OBSERVATION PIPE
 - OH= OVER HANG
 - WW= WINDOW WELL
 - C/L = CENTER LINE
 - IPF = IRON PIPE FOUND

**SETBACK SURVEY PLAT
FOR GARAGE ADDITION**

ELIZA PINKETT ESTATES.

**PT OF LT 2
3618 LACY BOULEVARD
FALLS CHURCH, VIRGINIA 22041**

SCALE: 1"=30', DATE: NOV 28, 2014

**PREPARED BY
Inova Engineering Consultants, Inc.**

25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3951