

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

INDERBIR SINGH, SP 2016-SP-059 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11808 Washington St., Fairfax, 22030, on approx. 2.82 ac. of land zoned R-C, WS. Springfiled District. Tax Map 67-1 ((4)) 23. 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 September 21, 2016; and

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

1. The applicant is the owner of the land.
2. The applicant has read, understands, and concurs with the proposed development conditions as modified.
3. The applicant has provided testimony showing compliance with the required standards.
4. There is a favorable staff recommendation, and the Board adopts 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 for the kitchen. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This approval is granted to the applicants, Inderbir Singh, only, is not transferable without further action of this Board, is for the location indicated on the application, 11808 Washington Street, and is not transferable to other land.
3. This special permit is granted only for the purposes, structures, and/or uses indicated on the plat titled "House Location Survey, Lot 23, Lincolnd Park Subdivision", prepared by Ibrahim Chehab, P.E., dated May 31, 2001, as submitted with this application, and is not transferable to other land.

4. The occupants of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance which states in part that one of the dwelling units shall be occupied by a person or persons who qualify as elderly (55 years of age or older) and/or are permanently and totally disabled.
5. The accessory dwelling unit shall contain a maximum of 1,100 square feet, and the layout shall be generally as depicted on the floor plan included as Attachment 1 to these conditions.
6. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit, and may be extended for five-year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.
7. All parking shall be provided on site as shown on the special permit plat.

This approval, contingent on 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, thirty months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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. Ms. Theodore was absent from the meeting.

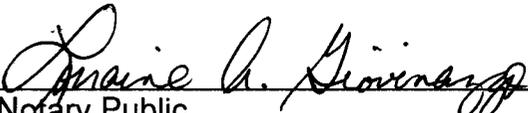
A Copy Teste:

  
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Emily D. Armstrong, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax  
Commonwealth of Virginia

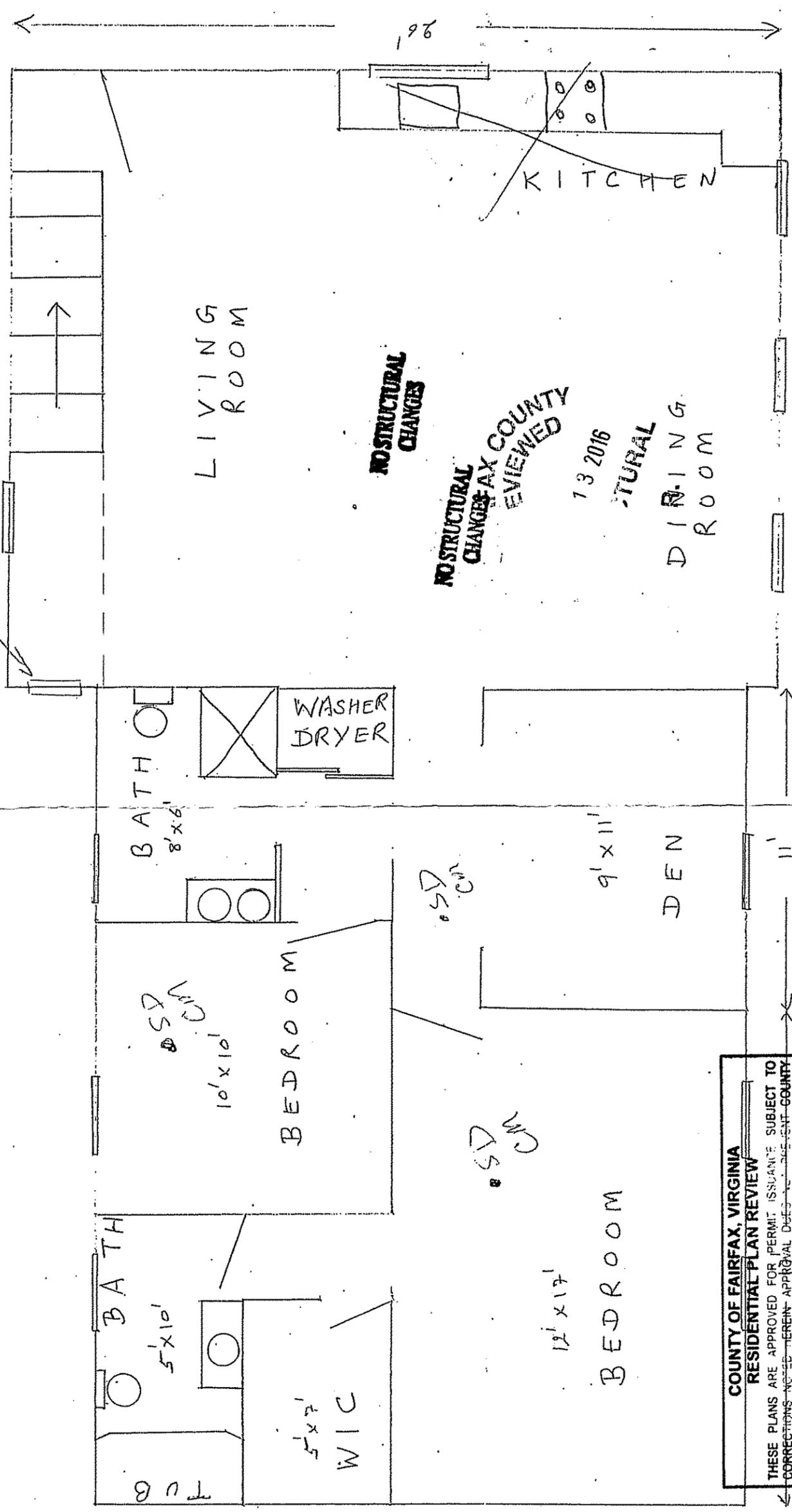
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of  
September, 2016.

  
\_\_\_\_\_  
Notary Public

My commission expires: 6/30/18



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NO STRUCTURAL CHANGES

NO STRUCTURAL CHANGES FAIRFAX COUNTY REVIEWED MAY 13 2016

FAIRFAX COUNTY REVIEWED

MAY 13 2016

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B.P.R.

COUNTY OF FAIRFAX, VIRGINIA RESIDENTIAL PLAN REVIEW THESE PLANS ARE APPROVED FOR PERMIT ISSUANCE SUBJECT TO CORRECTIONS NOTED HEREIN APPROVAL DOES NOT WARRANT COUNTY INSPECTORS FROM REQUIRING FURTHER CORRECTIONS IN THE FIELD. COMPLIANCE WITH ELECTRIC, MECHANICAL, OR PLUMBING ELEMENTS WILL BE EVALUATED DURING INSPECTIONS. NO INSPECTIONS WILL BE MADE UNLESS THESE PLANS ARE ON THE JOB SITE AND AVAILABLE TO THE INSPECTOR. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE COUNTY. CALL MISS UTILITY AT 811, TTY 771 BEFORE YOU DIG.

11808 WASHINGTON ST FAIRFAX VA 22030  
INDERBIR SINGH 703-969-4021

RECEIVED  
Department of Planning & Zoning  
JUN 01 2016  
Zoning Evaluation Division