

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JAY AND CHRISTINE GARANT, SPA 83-S-021 Appl. under Sect. 8-913 of the Zoning Ordinance to amend SP 83-S-021, previously approved for a modification to the minimum yard requirements for certain R-C lots to allow construction of a deck, to permit construction of an addition 9.2 ft. from a side lot line. Located at 4320 General Kearny Ct., Chantilly, 20151, on approx. 10,500 sq. ft. of land zoned R-C, WS and AN. Sully District. Tax Map 33-4 ((2)) 120. Mr. Beard 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 28, 2016; and

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

1. The applicants are the owners of the land.
2. The zoning district is R-C, WS, and AN.
3. The lot size is 10,500 square feet.
4. Since this is a minimal request, staff has recommended approval with the adoption of the proposed development conditions.
5. The applicant has read, understands, and concurs with the proposed development conditions.
6. The property was the subject of final plat approval prior to July 26, 1982.
7. The property was comprehensively rezoned to the R-C District on July 26, or August 2, 1982.
8. Such modification in the yard shall result in a yard not less than the minimum yard requirement of the zoning district that was applicable to the lot on July 25, 1982.
9. The resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety, and welfare of the area.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance Sect 8-006, General Standards for Special Permit Uses, 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 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 screened porch, as shown on the plat titled, "Plat Showing House Location Survey, Lot 120, Section Two, Pleasant Valley", prepared by Charles E. Janson on October 5, 2001, as revised by the applicant through June 14, 2016, submitted with this application and is not transferable to other land.
3. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and been diligently prosecuted. 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.

Ms. Theodore seconded the motion, which carried by a vote of 5-0. Mr. Hammack and Mr. Smith were absent from the meeting.

A Copy Teste:


Mary D. Padrutt, Deputy Clerk
Board of Zoning Appeals

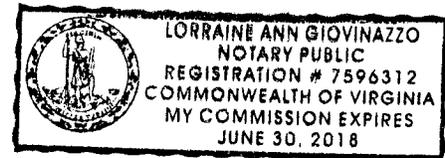
ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 5th day of October, 2016.

Lorraine A. Giovinazzo
Notary Public

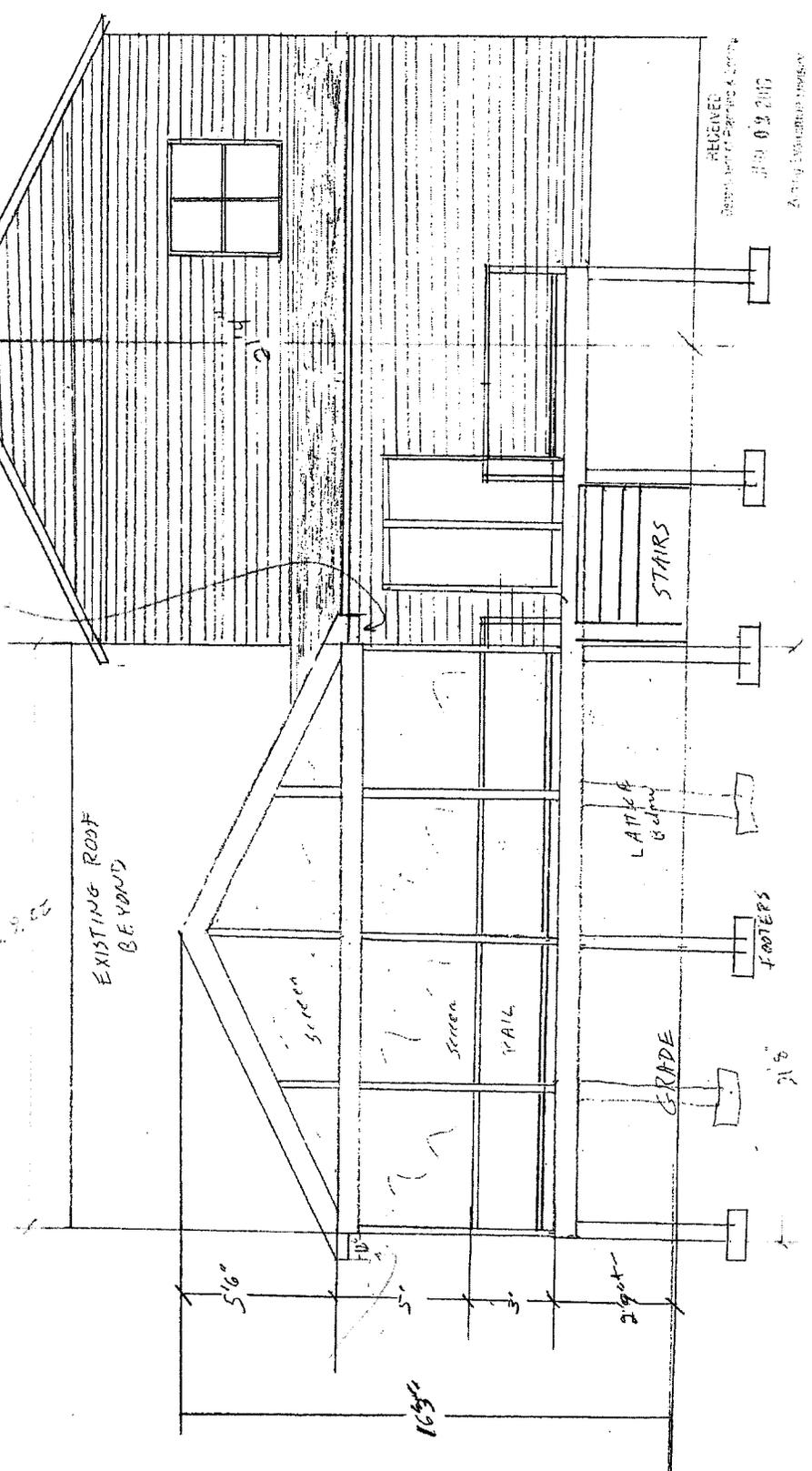
My commission expires: 6/30/18



REAR ELEV
3/4" = 1'

PLAN OF
PIPER

STAIR
DOWN



RECEIVED
Department of Planning & Zoning
JUN 09 2010
Zoning Evaluation Division

EXISTING ROOF
BEYOND

STAIRS

LATH &
PLASTER

FOOTERS

GRADE

2'5"

5'16"

5'

3'

2'9"

16'5"

GRADE

RECEIVED
Department of Planning & Zoning
Zoning Evaluation Division

STAIR
DOWN
12'

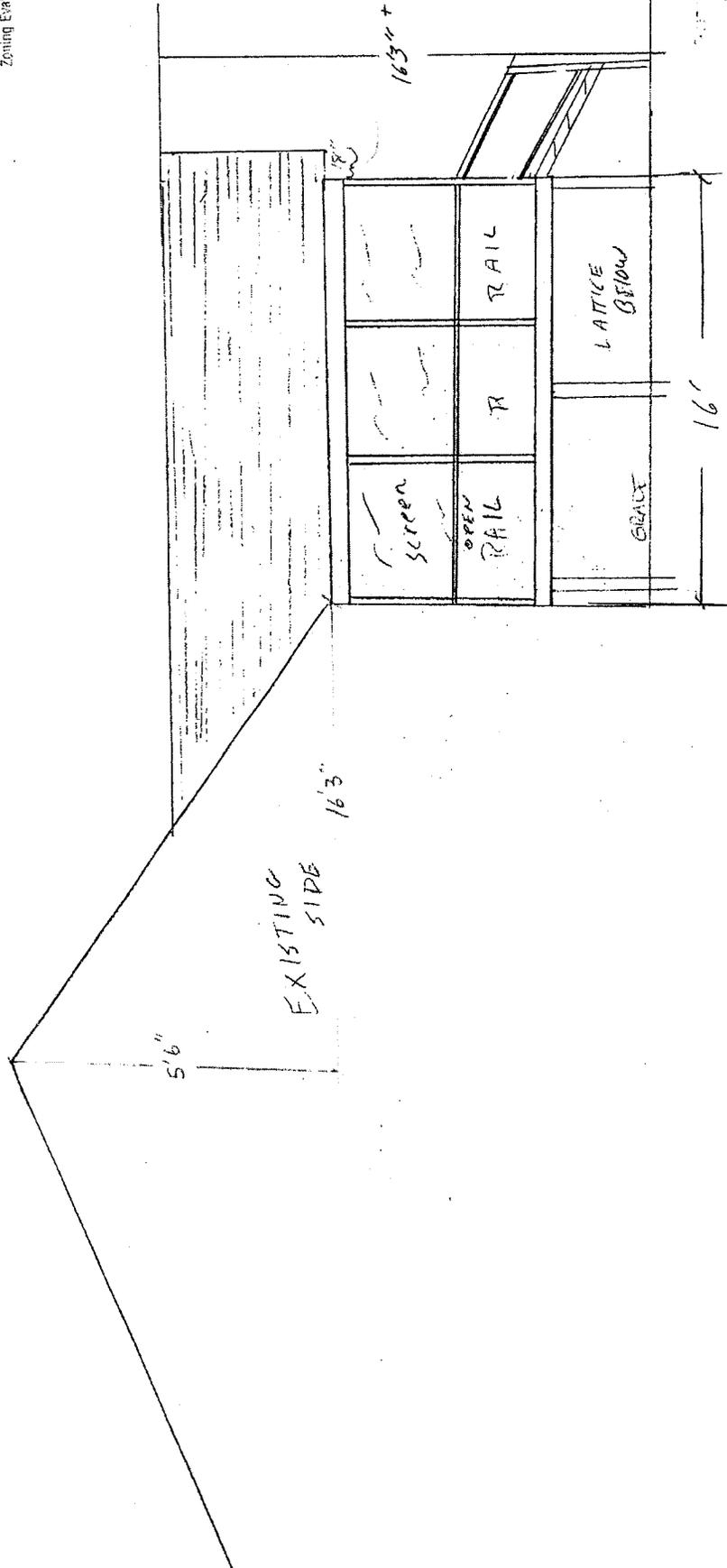
NOTE - EXISTING
SCREENS
10'5"
+ 4' of Wisteria

GRADE

1/4" = 1'

RECEIVED
Department of Planning & Zoning

Zoning Evaluation Division



RECEIVED
DEPARTMENT OF PLANNING & ZONING
JAN 22 2016
ZONING EVALUATION DIVISION

EXISTING SIDE