



County of Fairfax, Virginia

October 12, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-DR-067

DRANESVILLE DISTRICT

APPLICANT: Amanda Qiu

OWNERS: Amanda Qiu
Kenneth Qiu

STREET ADDRESS: 11643 Blue Ridge Lane, Great Falls 22066

SUBDIVISION: Kentland Farms

TAX MAP REFERENCE: 6-2 ((2)) 21

LOT SIZE: 5.01 acres

ZONING DISTRICT: R-E

ZONING ORDINANCE PROVISIONS: 8-918

SPECIAL PERMIT PROPOSAL: To permit an accessory dwelling unit in a proposed detached dwelling.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2016-DR-067 for an accessory dwelling unit with the adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further 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. *Sharon E. Williams*

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.

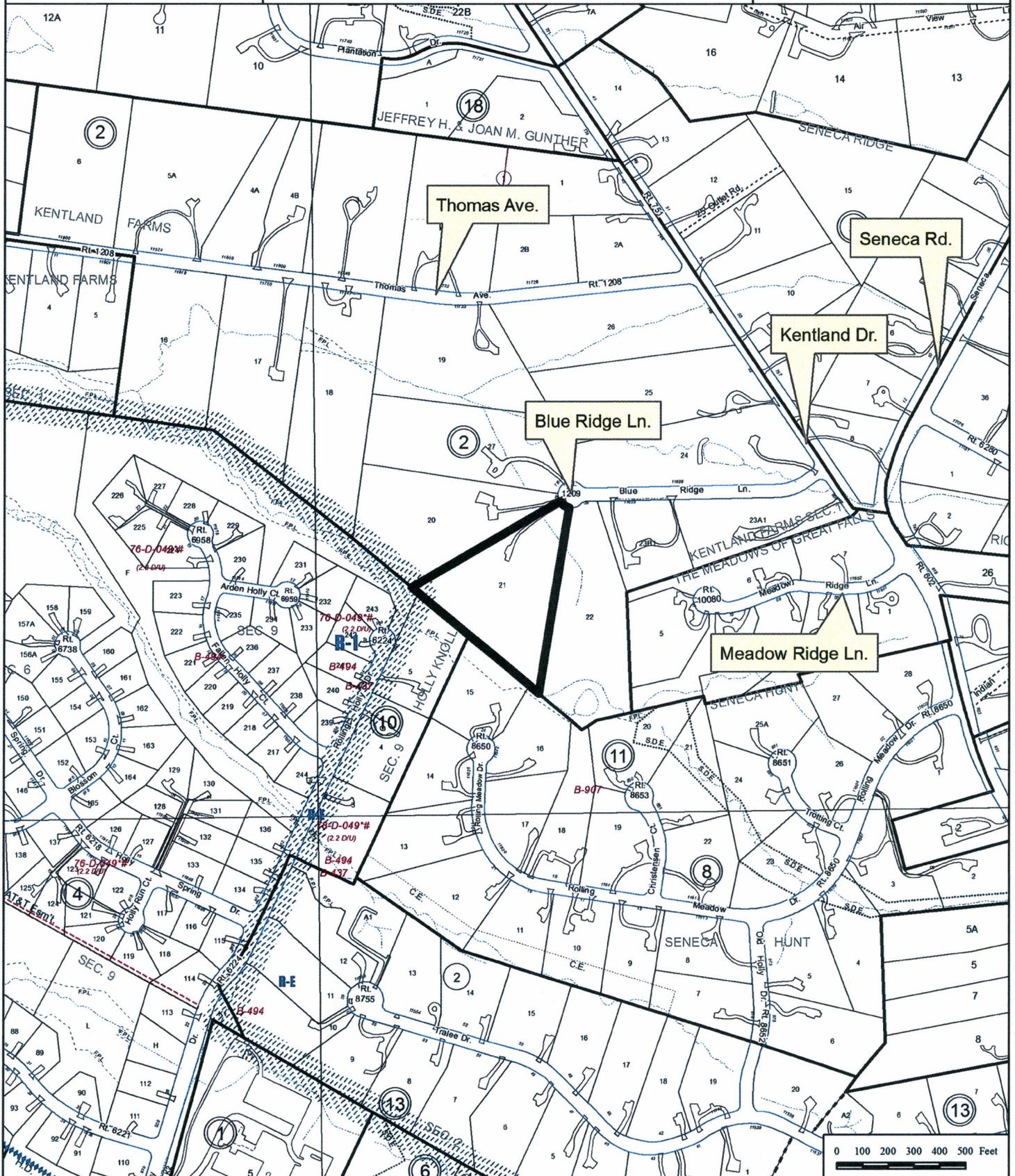
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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



Special Permit SP 2016-DR-067 AMANDA QIU



RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. RPA BOUNDARY LOCATION CERTIFICATION	X			SEE CERTIFICATION SHEET 3
2. RPA DELINEATION		X		
3. CHESAPEAKE BAY ACT EXCEPTION		X		
4. FLOOD PLAIN STUDY		X		
5. DRAINAGE STUDY		X		
6. WATER QUALITY IMPACT ASSESSMENT		X		
7. SOILS REPORT	FULL LIMITED	X		SEE SHEET 7
8. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL		X		
9. B.Z.A. VARIANCE APPROVAL		X		
10. WETLANDS/WATERS OF THE U.S. PERMIT		X		
11. FEMA LETTER OF MAP REVISION		X		
12. VEGETATED ROOF NOTE		X		
13. OVERLAY DISTRICT INFORMATION		X		
14. TREE BANKING		X		
15. TREE FUND		X		
16. MODIFICATIONS/WAIVERS		X		

LEGALITY OF LOT CERTIFICATION (LTI 02-10)
 I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT(S) 21. THE LOT(S) WERE CREATED AS PART OF THE KENTLAND FARMS SUBDIVISION, APPROVED BY FAIRFAX COUNTY ON 10/29/1992 AND RECORDED IN DEED BOOK 1013 AT PAGE 328 IN THE FAIRFAX COUNTY LAND RECORDS.

WETLANDS PERMITS CERTIFICATION
 I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
 SIGNATURE: *Lloyd A. Ntuk*
 OWNER/DEVELOPER: LLOYD A. NTUK (FOR OWNER)
 NAME TITLE

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

PRO RATA SHARE ASSESSMENT FORM

INFORMATION REQUIRED	VALUE
TOTAL SITE AREA (AC)	5.011
TOTAL POST DEVELOPMENT IMPERVIOUS COVER (AC)	0.576
NET INCREASE IN IMPERVIOUS AREA (AC)	0.323
FROM "SUMMARY" TAB OF VRRM SPREADSHEET (IF APPLICABLE):	
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LB/YR)	N/A
TOTAL RUNOFF VOLUME REDUCTION (CU FT)	N/A

REQUIRED INFORMATION

DESCRIPTION OF PROPOSED WORK: THIS GRADING PLAN PROPOSES THE DEMOLITION OF AN EXISTING HOUSE+POOL, AND THE CONSTRUCTION OF A NEW 2-STORY RESIDENTIAL DWELLING, POOL, DRIVEWAY EXTENSION, AND SEPTIC SYSTEM.

TAX MAP NUMBER: 6-2-((2))-0021

ZONING DISTRICT: R-E (1 DU/2AC)

MINIMUM YARD REQUIREMENTS (SETBACKS): FY: 50', SY: 20', RY: 25'

MINIMUM LOT AREA REQUIREMENT: 75,000 SQ. FT.

MINIMUM LOT WIDTH REQUIREMENT: 200 FEET

TOTAL LOT AREA (SQUARE FEET): 218,279 SQ. FT.

SERVED BY (INDICATE PUBLIC WATER OR INDIVIDUAL WELL): ON-SITE WELL

SERVED BY (INDICATE PUBLIC SEWER OR INDIVIDUAL WASTEWATER MANAGEMENT SYSTEM): ON-SITE SEPTIC

BUILDING HEIGHT CERTIFICATION (LTI 06-13): PROVIDED ON SHEET NO. 2

E&S PRIORITY RATING FORM: PROVIDED ON SHEET NO. 4

RESPONSIBLE LAND DISTURBER: NAME: LLOYD A. NTUK, PE; CERTIFICATE NO.: 044168; PHONE NO.: 703-375-9596

WATER QUALITY WAIVER INFO, IF APPLICABLE: PROVIDED ON SHEET NO.: N/A

TREE CONSERVATION PLAN: PROVIDED ON SHEET NO.: N/A

TREE PRESERVATION
 TREE PRESERVATION TARGET DEVIATIONS OR MODIFICATIONS ARE BEING REQUESTED.
 YES NO

NOTICE OF VIOLATION
 IS THIS PLAN SUBMITTED AS A RESULT OF NOTICE OF VIOLATION? YES NO
 IF "YES", COPY OF NOTICE OF VIOLATION PROVIDED ON SHEET NO. _____

STORMWATER INFORMATION

COUNTY STORMWATER PERMIT REQUIRED? YES NO
 VPDES PERMIT COVERAGE REQUIRED YES NO
 HIGH DENSITY POLYETHYLENE (HDPE) PIPE USED ON THIS PROJECT YES NO

NON-POINT NUTRIENT CREDITS COMPREHENSIVE SWM PLAN
 EXISTING ONSITE FACILITY

DISTURBED AREA (DA) WITHIN WATERSHED(S):
 WATERSHED 1: SUGARLAND RUN DA= 0.976 (ACRES)
 WATERSHED 2: DA= 0.976 (ACRES)

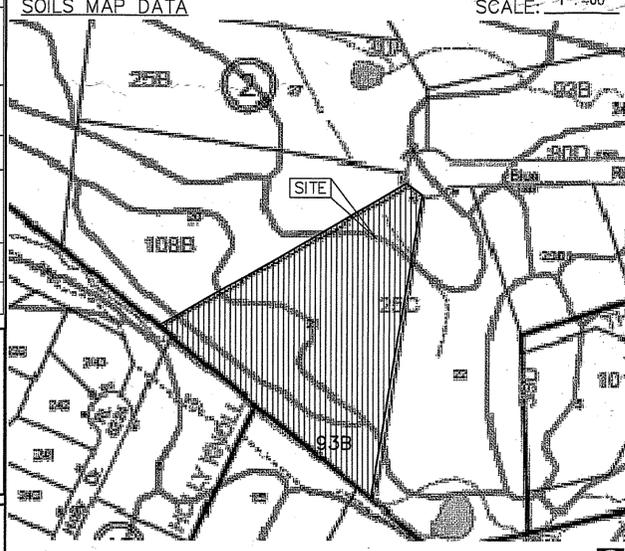
SWM FACILITIES DESIGNED USING:
 TECHNICAL CRITERIA 5 (OLD) TIME LIMITS VPDES PERMIT NO. (IF TIME LIMITS): _____
 GRANDFATHERED DEQ MEMO 14-2014
 NEW DEVELOPMENT REDEVELOPMENT

SWM FACILITIES (PROPOSED ONLY)

FACILITY ID NO.	FACILITY TYPE	PURPOSE (QUALITY/QUANTITY)	AREA TREATED (ACRES)	LATITUDE (DECIMAL DEGREE)	LONGITUDE (DECIMAL DEGREE)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUB CODE	LENGTH/AREA OF FACILITY	UNIT (FT/SF)	NO. OF BLDG. SERVED (FOR ROOFTOP DISCONNECT)

SWMO WATER QUALITY REQUIREMENT DETERMINATION

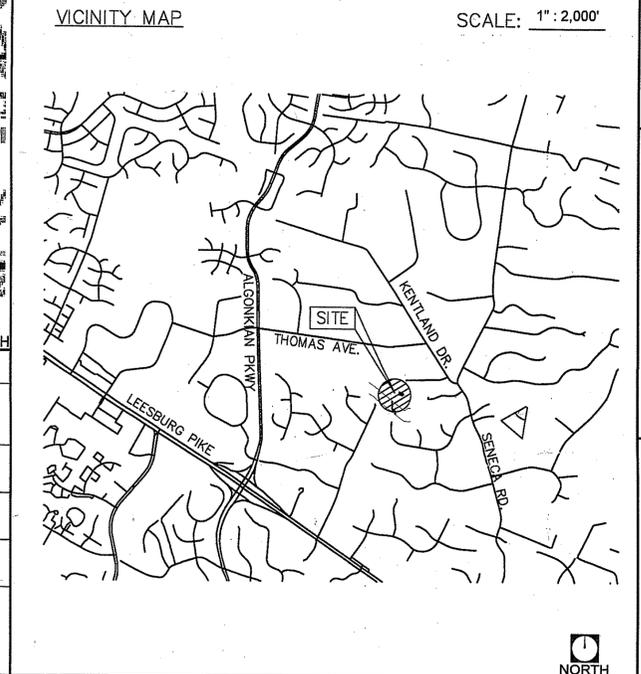
	SQUARE FEET
IMPERVIOUS AREA PROPOSED	
BUILDINGS/PORCHES	8225
DRIVEWAYS	8332
MISCELLANEOUS (PATIO/WALKS/RECREATION)	6194
TOTAL IMPERVIOUS ADDED	22751
IMPERVIOUS AREA EXISTING (TO REMAIN)	2348
TOTAL IMPERVIOUS AREA (PROPOSED AND EXISTING TO REMAIN)	25099
TOTAL LOT AREA	218279
% IMPERVIOUS EQUALS TOTAL IMPERVIOUS AREA DIVIDED BY LOT AREA MULTIPLIED BY 100	
% IMPERVIOUS = 11.2%	
BMP REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	



OWNER INFORMATION

OWNER TRUSTEE A CORPORATION A PARTNERSHIP AN INDIVIDUAL

KENNETH QIU & AMANDA QIU
 NAME: 703-798-3964
 ADDRESS: 11643 BLUE RIDGE LN GREAT FALLS VA 22066
 PHONE: DB 23979 PG 455



APPROVED FOR INDIVIDUAL WASTEWATER SYSTEM AND/OR WATER WELL

DATE: _____ BY: _____ FAIRFAX COUNTY DEPARTMENT OF HEALTH

RESOURCE PROTECTION AREA

THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND/OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

(STORMWATER REVIEWER) DATE: _____

THE PROPOSED LAND DISTURBANCE ACTIVITY IS GREATER THAN 25 FEET AWAY FROM CLASS III SOILS.

SOIL ID NUMBERS	SOIL SERIES NAME	PROBLEM CLASS	SOIL DRAINAGE	EROSION POTENTIAL	FOUNDATION SUPPORT	H.S.G.
25	CHANTILLY PENN COMPLEX	IVB	FAIR	MEDIUM	GOOD	D
30	CODORUS & HATBORO	III	POOR	LOW	POOR	D
93	SUMERDUCK LOAM	II	POOR	MEDIUM	MARGINAL	D
108	WHEATON SUMERDUCK COMPLEX	IVB	POOR	MEDIUM	MARGINAL	D

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL?
 YES NO
 AREAS THAT MAY CONTAIN NOA SOIL ARE SHOWN ON THE OFFICIAL COUNTY SOILS MAP ON THE DIGITAL MAP VIEWER ON THE COUNTY WEBSITE. ASBESTOS IS REGULATED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY. SAFETY PRECAUTIONS AND LINKS TO REGULATIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: WWW.FAIRFAXCOUNTY.GOV/NVSWCD

APPROVED FOR GRADING ONLY ON (as noted on sheet 2)

LOT(S) NO. 21
 PARCEL(S) NO. _____

THE FOLLOWING CERTIFICATIONS BASED ON A FIELD SURVEY ARE REQUIRED PRIOR TO RUP ISSUANCE (REVIEWER TO CHECK APPROPRIATE ITEMS):
 A BUILDING HEIGHT CERTIFICATION
 A SETBACK CERTIFICATION

APPROVED BY: *Walter Hamilton* DATE: 4/17/16 180620263 180820236
 PLAN REVIEWER

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE SANITARY SEWER.

CHESAPEAKE BAY COMPLIANCE STATEMENT

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY FAIRFAX, EFFECTIVE NOVEMBER 18, 2003.

RESPONSIBLE LAND DISTURBER INFORMATION

CERTIFICATE/LICENSURE HOLDER NAME: LLOYD A. NTUK
 ADDRESS: 11350 RANDOM HILLS ROAD, STE. 800 - PMB #27, FAIRFAX, VA 22030
 TYPE OF CERTIFICATE: PROF. ENGR CERTIFICATE/LICENSE # 044168
 APPLICANT/AGENT SIGNATURE: *Lloyd A. Ntuk* DATE: 3/7/16

SITE INSPECTION NOTES

- NOTIFY SITE INSPECTIONS AT 703-324-1720 PRIOR TO BEGINNING ANY WORK ON THE PROJECT. FAILURE TO NOTIFY CAN RESULT IN THE ISSUANCE OF A VIOLATION AND A SUBSEQUENT FINE FOR COMPLIANCE INSPECTION.
- NO EARTH DISTURBANCE OR CONSTRUCTION IS ALLOWED UNTIL THE BUILDING PERMIT FOR THE PROJECT IS ISSUED. EVIDENCE OF A BUILDING PERMIT MUST BE PROVIDED TO THE SITE INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
- NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

SHEET INDEX

1. COVER SHEET	
2. GRADING/E&S PLAN	
3. DRAINAGE & DETAILS	
4. E & SC NOTES	
5. TREE PRESERVATION PLAN	
6. TREE CANOPY COVERAGE	
7. GEOTECHNICAL RECOMMENDATIONS	

Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a violation and a charge per the compliance inspection.

DESIGN ENGINEER / SURVEYOR
 FIRM NAME: LAND ENGINEERING P/C
 ADDRESS: 11850 RANDOM HILLS ROAD, SUITE 800 - PMB #27, FAIRFAX, VA 22030
 PHONE NO: 703-975-9596 FAX NO: 703-591-3049
 PROJ. MANAGER: LLOYD A. NTUK, PE EMAIL: INFO@LANDENGINEERINGP/C.COM

PROFESSIONAL SEAL
 COMMONWEALTH OF VIRGINIA
 Lloyd A. Ntuk
 Lic. No. 044168
 3/7/16

COVER SHEET
 KENTLAND FARMS
 LOT 21
 5850-INF-003-1
 PLAN REVIEWER: *owner*

DATE: _____

FAIRFAX COUNTY DEPARTMENT OF HEALTH
 DRANESVILLE DISTRICT
 11643 BLUE RIDGE LANE, GREAT FALLS, VA 22066

COUNTY NUMBER: _____
 SHEET 1 OF 7
 REVISED: 3/16

SITE NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOWNSPOUTS.
- CARE SHOULD BE TAKEN NOT TO DISTURB THE ADJACENT PROPERTIES. OFF-SITE GRADING SHALL REQUIRE A LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.
- SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS.
- RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE PERMIT.
- DEMOLITION SHALL BE PERFORMED UNDER A SEPARATE PERMIT.
- PROPOSED DECKS SHALL REQUIRE A SEPARATE PERMIT.
- THE EXISTING SEPTIC SYSTEM WILL BE PROPERLY ABANDONED BY THE HEALTH DEPARTMENT.
- BOUNDARY & TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY BY BYRON LEAVITT (1/19/2016) CORRELATED TO NGVD 1929.
- SEE SHEET 4 FOR POOL DISCHARGE PROCEDURES.

GRADING NOTES

- SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.
- A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ADJUTING SURFACES AT THE SAME ELEVATION (I.E. GUTTERS, SIDEWALKS, APRONS, ETC.).
- THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON-SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIALS THAT MUST BE UNDERCUT.
- ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.
- THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFFSITE, IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED.

DEMOLITION NARRATIVE

- BUILDINGS, PAVEMENT, STRUCTURES AND VEGETATION WITHIN LIMITS OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED.
- EXISTING FENCES, PATIOS, STEPS, STOOP, YARD DEBRIS, AND WALKS WITHIN LIMITS OF DISTURBANCE TO BE REMOVED.
- ELECTRIC SERVICE TO BE RELOCATED UNDERGROUND. OVERHEAD LINES AND POLES IN THE VICINITY OF THE SITE SHALL BE COORDINATED WITH VIRGINIA POWER, AND ANY OTHER APPLICABLE UTILITIES.
- CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR GAS, WATER, TELECOM, AND O/H & U/G ELECTRIC LINES.
- ALL DEMOLITION OCCURRING OUTSIDE THE LIMITS OF DISTURBANCE WILL NEED TO BE HAND-REMOVED. NO MECHANIZED EQUIPMENT SHALL BE USED OUTSIDE THE LIMITS OF DISTURBANCE.

"TBR" = TO BE REMOVED
 "TBS" = TO BE SAVED

ONSITE SEWAGE SYSTEM NOTE

THE ONSITE SEWAGE DISPOSAL SYSTEM SHOWN ON THIS SITE/GRADING PLAN IS FOR LOCATION PURPOSES ONLY AND MAY NOT DEPICT ACTUAL SYSTEM COMPONENTS AND DESIGN. PLEASE REFER TO THE ONSITE SEWAGE DISPOSAL DESIGN ENGINEER'S PLANS INCLUDED FOR THE ACTUAL SYSTEM COMPONENTS, SYSTEM HYDRAULICS, AND ANY OTHER PLAN SPECIFICS FOR CONSTRUCTION OR TO ISSUE A PERMIT TO INSTALL AN ONSITE SEWAGE DISPOSAL SYSTEM.

SEPTIC TANK ABANDONMENT PROCEDURES

A LICENSED SEWAGE HANDLER MUST EMPTY THE TANK AND TRANSPORT THE REMOVED MATERIALS TO AN APPROVED DISPOSAL SITE AND SUBMIT AN APPROVED MANIFEST FORM TO THE HEALTH DEPARTMENT.

- THE REMAINING SEPTIC TANK MUST THEN BE EITHER:
- UNEARTHED & REMOVED FROM THE PROPERTY AND THE RESULTING VOID FILLED WITH SELF COMPACTING MATERIAL SUCH AS FLOWABLE FILL, SAND, OR CONCRETE; OR,
 - THE TANK MUST BE CRUSHED IN PLACE AND THE RESULTING VOID FILLED WITH SOIL COMPACTED IN PLACE.

IN EITHER CASE, ANY SOIL AREAS EXPOSED TO SEWAGE MUST BE SPREAD WITH HYDRATED LIME PRIOR TO FILLING THE VOID. IF THE TANK IS TO BE CRUSHED IN PLACE, THE EXPOSED TANK WALLS MUST ALSO BE SPREAD WITH HYDRATED LIME.

PROBLEM SOIL NOTES

- PRESSURE RELEASE VALVE TO BE PROVIDED FOR THE RELEASE OF HYDROSTATIC PRESSURE WHEN POOL IS EMPTIED.
- SWIMMING POOL WALL MUST BE BACKFILLED WITH NON-EXPANSIVE MATERIAL.
- COUNTY INSPECTIONS ARE REQUIRED FOR SOIL DISTURBANCE ACTIVITIES.

EROSION & SEDIMENT CONTROL LEGEND

CE	3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	
IP	3.07	INLET PROTECTION	
PS	3.32	PERMANENT SEEDING	
TP	3.38	TEMP. TREE PROTECTION	
SF	3.05	SILT FENCE	
SSF		SUPER SILT FENCE	
LOD		LIMITS OF DISTURBANCE	
		DRAINAGE DIVIDES	
SC	3.24	TEMP. VEHICULAR STREAM CROSSING	

NOTE: REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL INFORMATION.

- HEALTH DEPARTMENT NOTES:**
- Approval of the siting plan and building permit application is subject to approval of the planning and zoning department. System design and specifications by the Health Department.
 - Some types of alternative designs contain media that must be replaced on a periodic basis. Placement of the media is the responsibility of the property owner.
 - This sewage disposal system is designed to accommodate 900 GPD peak daily flow, and 400 GPD average daily flow for a 2 bedroom, laundry dwelling.

FAIRFAX COUNTY HEALTH DEPARTMENT DIVISION OF ENVIRONMENTAL HEALTH

Approval of plot plan only. This is not a permit to install a water supply or a sewage disposal system. All existing or proposed underground utility lines and easements must be located a minimum of 10 feet from all subsurface disposal systems. No subsurface disposal systems may be in an underground utility easement. All water service lines must be located a minimum of 10 feet from all subsurface disposal systems.

Date: 3-9-16 Health Official: [Signature]

FAIRFAX COUNTY HEALTH DEPARTMENT SPECIAL NOTICE-SHALLOW INSTALLATIONS

The approved installation base for a sewage disposal system to be installed in a shallow trench must be properly protected from vehicular traffic and unauthorized grading/excavating. The perimeter and unexcavated areas must be secured by an appropriate barrier to protect the site before, during, and after construction of the sewage disposal system. Evidence of any alteration to this site without notification and approval of the Health Department may be justification to void the site approval.

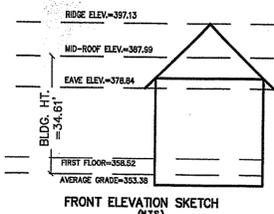
SEPTIC SYSTEM INFORMATION

- 27"-4" SCH40 PVC SEWER LINE @ 2.08%
- MICROFAST 0.9 ATU IN=352.67 OUT=352.50 FG=355.17
- UV DISINFECTION IN =352.42 OUT=352.37
- 2,000 TJ PUMP TANK IN=352.28 FG=355.17
- HYDRAULIC UNIT ELE=355.55

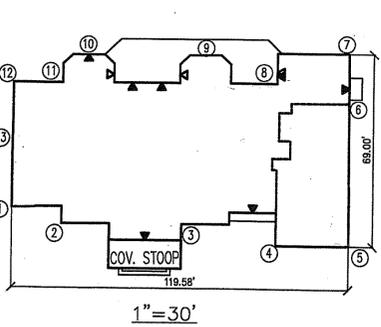
AVERAGE GRADE COMPUTATION

POINT	ELEVATION	
	EXISTING	PROPOSED
1	355.8	356.0
2	356.0	356.5
3	353.0	356.5
4	353.0	356.0
5	355.8	356.0
6	356.0	356.0
7	354.0	354.0
8	354.0	348.0
9	352.2	348.0
10	353.0	348.0
11	355.0	350.0
12	356.0	354.0
13	356.3	355.0
TOTAL	4610.10	4594.00
AVERAGE	354.62	353.38
AVG. GRADE	353.38	
BLDG. ELEV. @ MID-ROOF	387.99	
BUILDING HEIGHT	34.61	

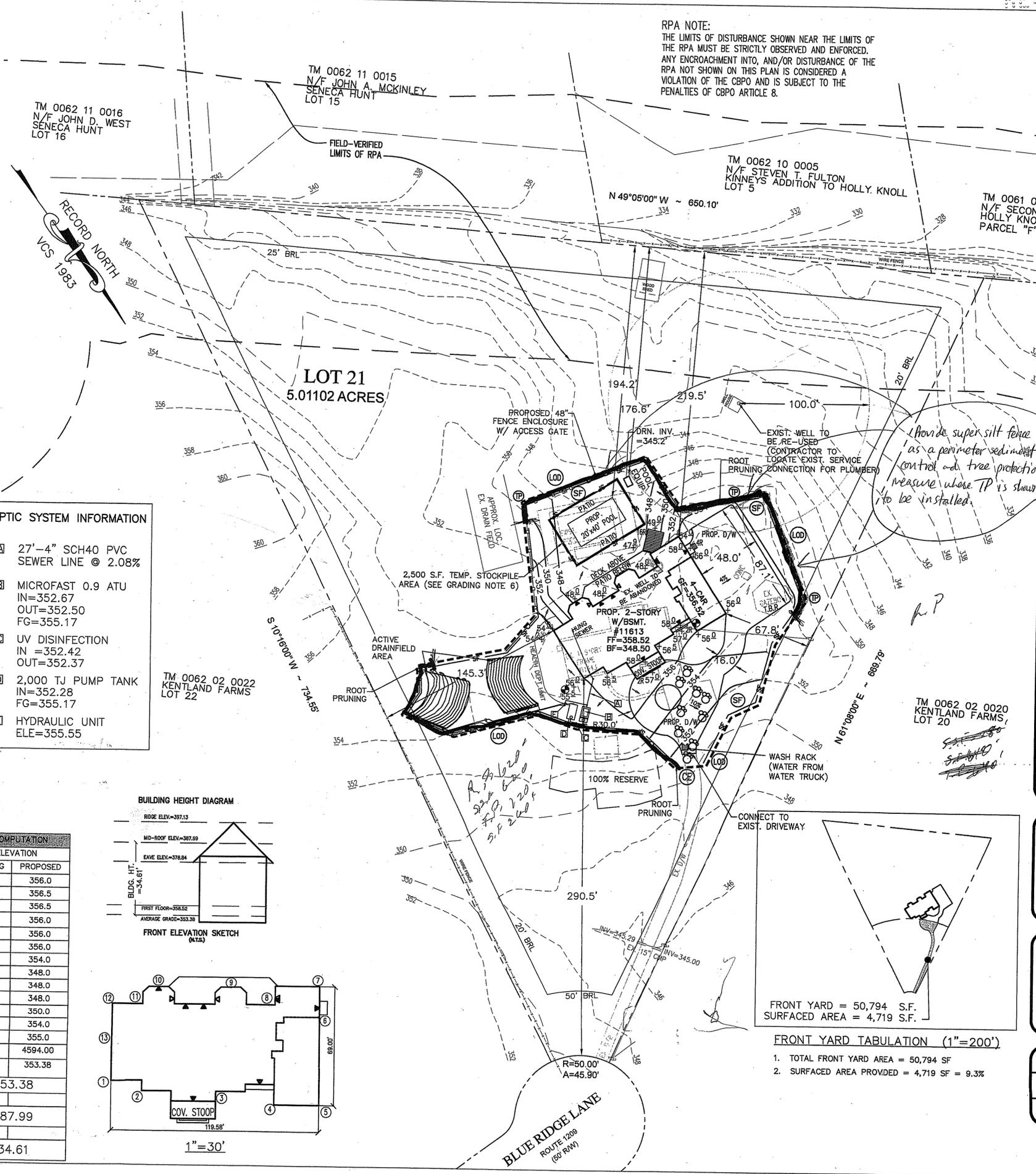
BUILDING HEIGHT DIAGRAM



FRONT ELEVATION SKETCH (N.T.S.)

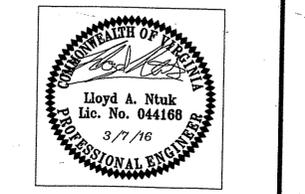


RPA NOTE:
 THE LIMITS OF DISTURBANCE SHOWN NEAR THE LIMITS OF THE RPA MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CBPO AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 8.



General Notes

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION, FOR THE MARKING OF UNDERGROUND UTILITIES.
- NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM. THEREFORE THIS DOES NOT PURPORT TO SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX, AND V.D.O.T.
- THE LOCATIONS & DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTION OR DISRUPTION OF THE SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH BUILDING CODE.
- ALL DAMAGES TO THE EXISTING ROADWAY WITHIN THE RIGHT-OF-WAY AS A RESULT OF THIS PLAN'S GRADING ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE RESTORED TO THE SATISFACTION OF THE VIRGINIA DEPT. OF TRANSPORTATION.
- CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.



No.	Revision/Issue	Date

Firm Name and Address

LAND | Engineering, plc
 11350 Random Hills Road
 Suite 800 - PMB #27
 Fairfax, Virginia 22030
 T (703) 375 9596
 F (703) 591 3049
 www.landengineeringplc.com

Project Name and Address

KENTLAND FARMS LOT 21
 QUI LOT GRADING PLAN
 11643 BLUE RIDGE LANE
 GREAT FALLS, VA 22066
 FAIRFAX COUNTY, VA
 DRANESVILLE DISTRICT

Plan	Sheet
GRADING/ESC PLAN	2 OF 7
Date	MARCH 2016
Scale	1"=40'



SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow an accessory dwelling (ADU) to be located in the second story of a proposed detached garage.

A copy of the special permit plat titled, "Kentland Farms, Lot 21," prepared by Lloyd A. Ntuk, P.E., dated March 7, 2016, is included in the front of the staff report.

Copies of the proposed development conditions, the statement of justification and select file photographs and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

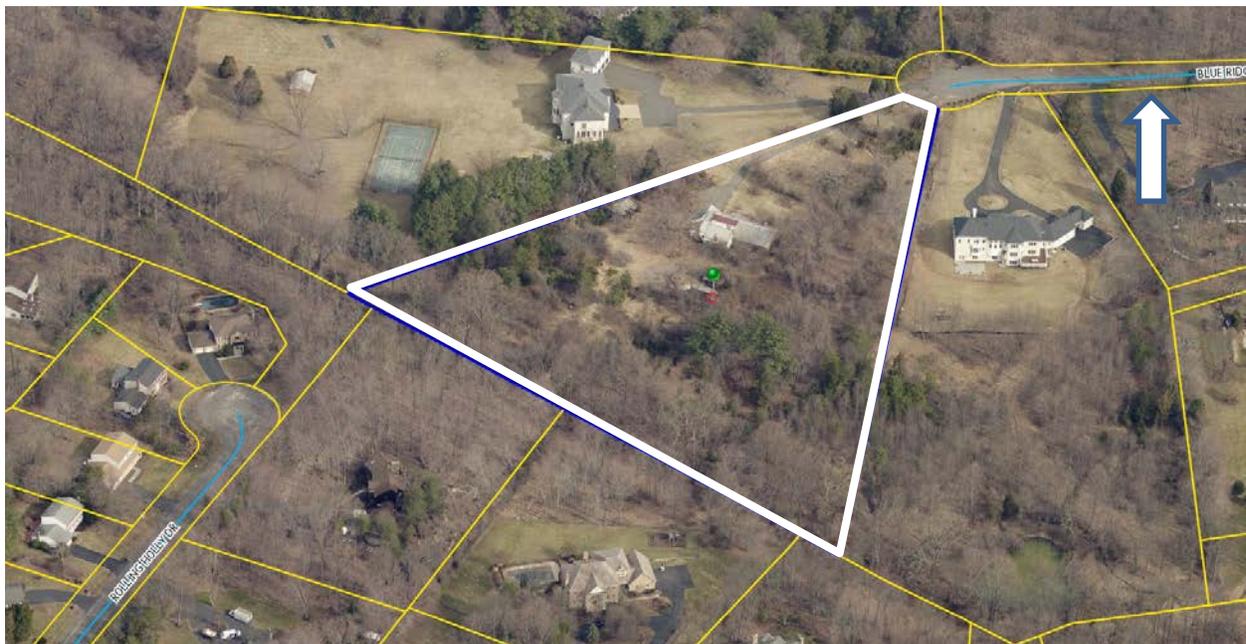


Figure 1: Aerial View, Pictometry 2015

The 5.01 acre subject property was previously developed with a single-family detached dwelling built in 1956. The applicant purchased the property in 2015 and obtained permits to demolish the house and construct a new two-story detached dwelling, a pool, a driveway extension, and a septic system (Appendix 4). The driveway will extend from Blue Ridge Lane to an attached four-car garage. The circular driveway provides access to the front entrance of the home. An elevated deck, at-grade patio, and swimming pool will be located to the rear of the house. A fence 4.0 feet in height will enclose the portion of the rear yard where the pool is located. Mature vegetation will screen the home from adjacent properties. A portion of a Resource Protection Area runs across the rear of the property, outside of the area of proposed construction.

The property is located west of the intersection of Seneca Road and Kentland Drive and east of Algonkian Parkway. The subject property and surrounding properties are zoned R-E and developed with single-family detached dwellings.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the applicant purchased the property in February 2015. The applicant obtained permits to demolish the existing house and to construct a new two-story single family detached dwelling with an attached four-car garage. The permits are included in Appendix 4. The building permit for the house specifies that the applicant requested to build a guest suite with a second kitchen but would need to get a special permit for an accessory dwelling unit first. The applicant subsequently submitted this special permit application. Construction of the house is currently in-progress.

DESCRIPTION OF THE REQUEST

The applicants are requesting approval of an accessory dwelling unit (ADU) located in the first level of the house behind the garage and in the second level of the house above the garage. The proposed accessory dwelling unit would be 1,435 square feet in size and would account for 9.59 percent of the total gross floor area of the proposed single-family detached dwelling (14,960 square feet). The proposed accessory dwelling unit would be a guest suite with a kitchen, a full bathroom, a bedroom, a sitting room, a hobby room, a living room, and a laundry room. The layout of the unit is depicted in the floorplan which is included as an attachment to the proposed development conditions in Appendix 1. The entrance to the ADU is via a doorway on the northwestern side of the first floor of the garage.

The applicants are requesting the ADU for their grandparents. One of the property owners, and future resident, is over the age of 55. Ample parking will exist in the proposed driveway and in the four-car garage for the applicant and any future residents.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area III, Upper Potomac Planning District
Planning Sector: Springvale Community Planning Sector (UP2)
Plan Map: Residential, .2-.5 dwelling units per acre

Zoning District Standards

Bulk Standards (R-E)		
Standard	Required	Provided
Lot Size	75,000 sf.	5.01 acres
Lot Width	Interior: 200 feet	325 feet
Building Height	35 feet.	34.6 feet

Bulk Standards (R-E)		
Standard	Required	Provided
Front Yard	50 feet	290.5 feet
Side Yard	20 feet	Eastern: 145.3 feet Western: 67.8 feet
Rear Yard	25 feet	219.5 feet

Zoning Ordinance Requirements (Appendix 5)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 All Group 9 Uses
- Sect. 8-918 Additional Standards for Accessory Dwelling Units

General Standards for Special Permit Uses (Sect. 8-006)

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The Zoning Ordinance allows an ADU with special permit approval in the R-E District
Standard 3 Adjacent Development	The property is 5.01 acres in size and is surrounded by other similarly-sized lots that all contain mature vegetation. In Staff’s opinion, the proposed ADU would be harmonious with the surrounding area and would not hinder the use or development of neighboring properties.
Standard 4 Pedestrian/Vehicular Traffic	The property will have a long driveway and a four-car garage which would provide a large amount of parking space. Staff believes that the proposed use would not significantly impact pedestrian or vehicular traffic.
Standard 5 Landscaping/Screening	The proposed ADU will be located attached to the rear of the proposed four-car garage. The garage is proposed to be located on the northwestern side of the proposed dwelling. There is dense, mature vegetation on that side of the property that extends to the property line that will help screen the garage.
Standard 6 Open Space	There is no prescribed open space requirement on individual lots in the R-E District.
Standard 7 Utilities, Drainage, Parking, and Loading	The proposed facilities will be able to adequately serve the ADU. In addition, staff believes that there will be sufficient parking available to accommodate the proposed use.
Standard 8 Signs	No signage is proposed.

Standards for all Group 9 Uses (Sect. 8-903)

Standard 1	The property meets the lot size and bulk regulations for the R-E District.
-------------------	--

Lot Size and Bulk Regulations	
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	The structure will be subject to site plan review.

Additional Standards for Accessory Dwelling Units (Sect. 8-918)

Standard 1 Only One ADU per Single Family Detached Dwelling	The applicant requests the approval of one ADU within a proposed detached dwelling. This standard is met.
Standard 2 Structure Shall be Located Within Single Family Dwelling	The proposed ADU would be within the proposed dwelling. The ADU will be accessed through a separate entrance on the northeastern side of the attached garage.
Standard 3 GFA Shall Not Exceed 35%	The ADU structure represents approximately 9.59 percent of the total GFA. This standard is met.
Standard 4 Max. 2 Bedrooms	The application indicates that the ADU only includes one bedroom. This standard is met.
Standard 5 Occupancy Standards	The applicants, who would reside in the dwelling, own the property. One of the owners, aged 59, meets the qualifications of "elderly" as defined in the Zoning Ordinance (over the age of 55).
Standard 6 Reasonable Access for a Disabled Person	The applicant has indicated that the person who access the ADU are not disabled.
Standard 7 Sufficient Parking	The property will include ample parking in both the driveway and the garage.
Standard 8 Will Not Modify or Distrupt Character of Neighborhood	The neighborhood is characterized by large lots, most of which are developed with large houses. Staff believes that the use of the ADU, as proposed, would not constitute sufficient change to modify or distrupt the predominant character of the neighborhood.
Standard 9 Regulations for Safety, Health, Sanitation	This standard requires any ADU to meet applicable regulations for building, safety, health, and sanitation. A development condition has been included to to address this standard.
Standard 10 Recorded	A condition is proposed requiring the approval to be recorded among the Fairfax County land records.
Standard 11 Inspection	A condition is proposed requiring the owner to allow inspections of the property by County personnel during reasonable hours upon prior notice.

<p>Standard 12 Approved for 5 Years</p>	<p>A condition has been proposed to address this standard by limiting the approval to 5 years.</p>
<p>Standard 13 Approval Prior to July 27, 1987</p>	<p>This standard is not applicable.</p>

CONCLUSION / RECOMMENDATION

Staff believes that the request for a special permit for an accessory dwelling unit attached to the rear of the proposed garage is in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions contained in Appendix 1 of the staff report.

Staff recommends approval of SP 2016-DR-067 for the accessory dwelling unit with the adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further 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.

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.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification and Select Photographs
3. Applicant's Affidavit
4. Building Permit Information
5. Applicable Zoning Ordinance Provision

PROPOSED DEVELOPMENT CONDITIONS**SP 2016-DR-067****October 12, 2016**

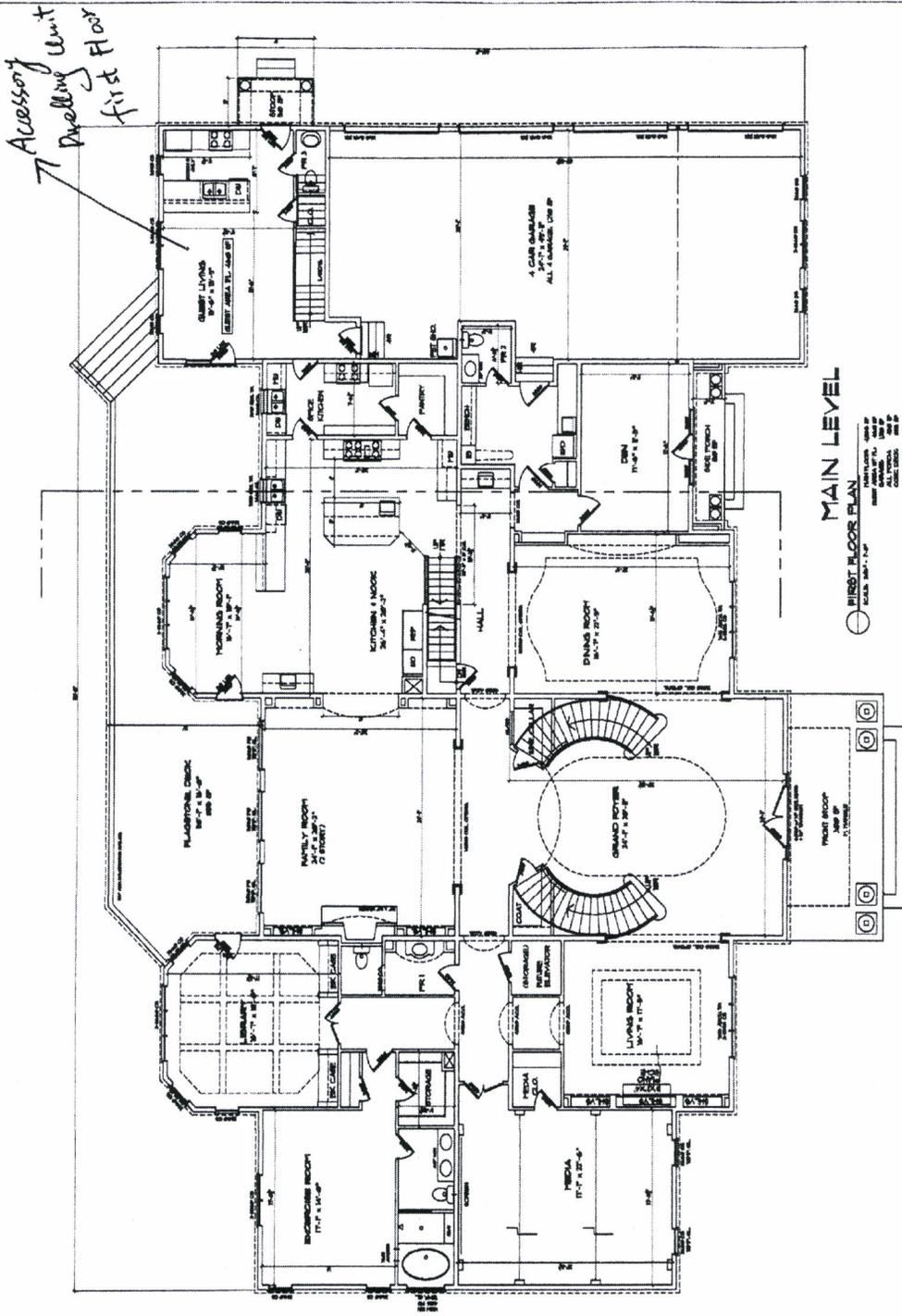
If it is the intent of the Board of Zoning Appeals to approve SP 2016-DR-067 located at Tax Map 6-2 ((2)) 21 to permit an accessory dwelling unit pursuant to Section 8-918 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the 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 for the kitchenette. 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 granted to the applicant, Amanda Qiu, only, and is not transferable without further action of this Board, and is for the location indicated on the application, 11643 Blue Ridge Lane, and is not transferable to other land.
3. A copy of this special permit shall be made available to all departments of the County of Fairfax upon request.
4. The occupants of the principal dwelling unit 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 permanently and totally disabled.
5. The accessory dwelling unit shall contain a maximum of 1,435 square feet, and the layout shall be generally as depicted on the floor plan included as attachment 1 to these conditions.
6. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health, and sanitation.
7. 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 (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.
8. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory unit shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.

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 take effect upon adoption of a resolution of approval by the Board of Zoning Appeals.

 ARTIFACT, LLC Construction 1433 Old Mill Road Charlottesville, VA 22911 Phone: 800-888-1433	Mr. & Mrs. K. & A. Qin Residence 1143 Blue Ridge Lane Great Falls, VA 22066	PROJECT NO. DATE DRAWN BY CHECKED BY APPROVED BY	FIRST FLOOR PLAN SCALE: 3/8" = 1'-0" SHEET: A2
	1143 Blue Ridge Lane Great Falls, VA 22066 Mr. & Mrs. K. & A. Qin Residence	PROJECT NO. DATE DRAWN BY CHECKED BY APPROVED BY	FIRST FLOOR PLAN SCALE: 3/8" = 1'-0" SHEET: A2



MAIN LEVEL
 FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

*Accessory Dwelling unit 1st Floor
 include: ① Guest living
 ② Dining*

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 JUN 17 2016
 Zoning Evaluation Division



ARTIFACT, LLC
Construction Management
11011 Old Lee Road, Suite 200
Chantilly, VA 20151
703.421.1111
www.artifactllc.com

Mr. & Mrs. K. & A. Qiu
Residence
11643 Blue Ridge Lane
Great Falls, VA 22066

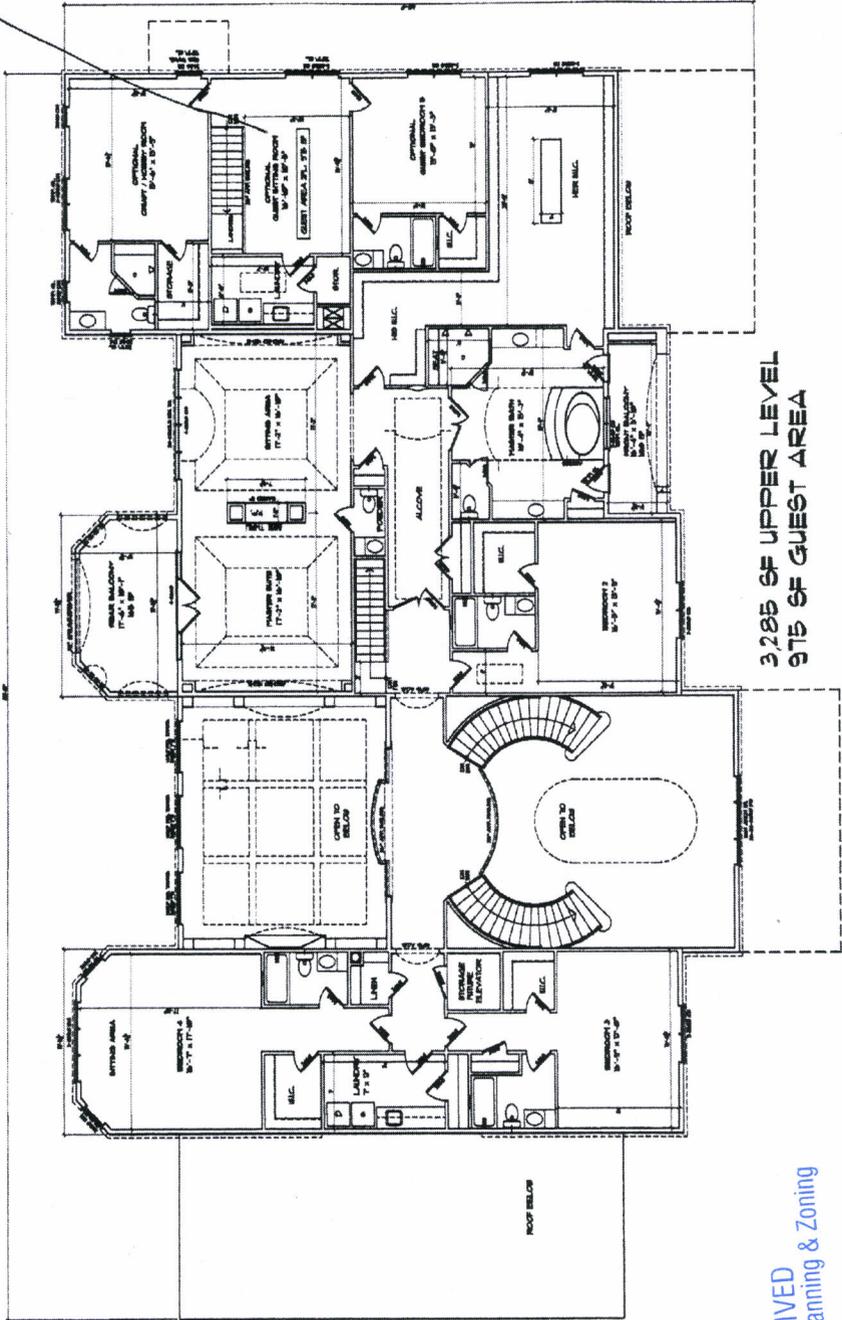
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03/15/16	REVISED
04/15/16	REVISED
05/15/16	REVISED
06/15/16	REVISED
07/15/16	REVISED
08/15/16	REVISED
09/15/16	REVISED
10/15/16	REVISED
11/15/16	REVISED
12/15/16	REVISED

Second Floor Plan

Scale: 1/8" = 1'-0"
DATE: 06/17/16

A3

*Accessory Dwelling unit
Secondary Floor*



**3,285 SF UPPER LEVEL
975 SF GUEST AREA**

SECOND FLOOR PLAN
DATE: 06/17/16
SCALE: 1/8" = 1'-0"

*Accessory Dwelling unit 2nd Floor
includes 1) Craft/hobby room*

- 2) Guest sitting room
- 3) Guest bedrooms

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JUN 17 2016
Zoning Evaluation Division

JUN 13 2016

Zoning Evaluation Division

Written Statement of Justification Accessory Dwelling Unit

Date: 5/30/2016

Residence location: 11643 Blue Ridge Ln, Great Falls, VA 22066

Fairfax County Department of Planning and Zoning,

It is to state that:

1. The proposed accessory dwelling unit is the only accessory unit that is in association with a single family detached dwelling unit which is currently under construction.
2. The proposed accessory dwelling unit is located within the structure of a single family detached dwelling unit and the external entrance for the accessory dwelling unit is located on the side of the structure.
3. The gross floor area of the accessory dwelling unit is 9.59% of the total gross floor area of the principal dwelling unit.
4. The accessory dwelling contains only one bedroom and one hobby room.
5. The owners will occupy the principal dwelling unit. One of the owners, Kenneth Qiu, is 59 years old. Our grandparents visit us very year and they will stay in the accessory dwelling unit around one month per year.
6. We will have 4 car garage and a 48' by 87' drive way by the garage. It is sufficient for the parking to meet the needs of both the principal and accessory dwelling units.
7. The house is not located in a subdivision and the proposed accessory dwelling unit will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood.
8. The building plan for the accessory dwelling (not included the kitchen Stove) has been approved by the zoning office and the building plan review office.

Hope you can issue the special permit for the proposed accessory dwelling with the kitchen inside.

Thanks,
Amanda

6/8/2016

JZ Structural Consulting, Inc.

Consulting Structural Engineers

43130 Amberwood Plaza St. 235
Chantilly, VA 20152
(P) (703) 327-8912, (F) (703) 327-8285

Date: May 16, 2016

Residence location: 11643 Blue Ridge Lane, Great Falls, VA 22066

Fairfax County Department of Planning and Zoning,

It is to state that accessory dwelling unit ratio of the residence above. The accessory dwelling unit is located in the first level connected with the garage and the 2nd level on top of the garage. Below is summary of each level Square Footage (SF).

- Level 1 : 460 SF
- Level 2: 975 SF
- Total SF of the residence=14,960 SF

Dwelling Unit Ratio = 9.59%

=Accessory Dwelling Unit SF (1,435 SF) / Total SF of the residence (14,960 SF) x 100(%)

Please take care of the residence owner's concerns regarding dwelling unit ratio. If you have any questions, please contact me at your convenience.

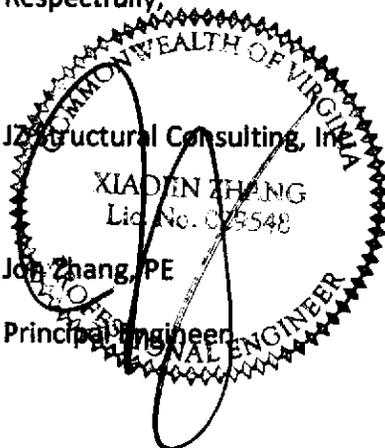
Respectfully,

JZ Structural Consulting, Inc.

XIADEN ZHANG
Lic. No. 029548

Jon Zhang, PE

Principal Engineer

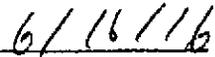


- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Hazardous or Toxic Substances. There are no known hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.



Applicant's Signature



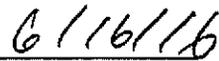
Date

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.



Applicant's Signature



Date

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Department of Planning & Zoning

JUN 17 2016

Zoning Evaluation Division



ARTIFACT, LLC
Construction
1433 Old Mill Road
Charlottesville, VA 22902
Phone: 804-971-1000
Fax: 804-971-1001

Mr. & Mrs. K. & A. Qin
Residence
1143 Blue Ridge Lane
Great Falls, VA 22066

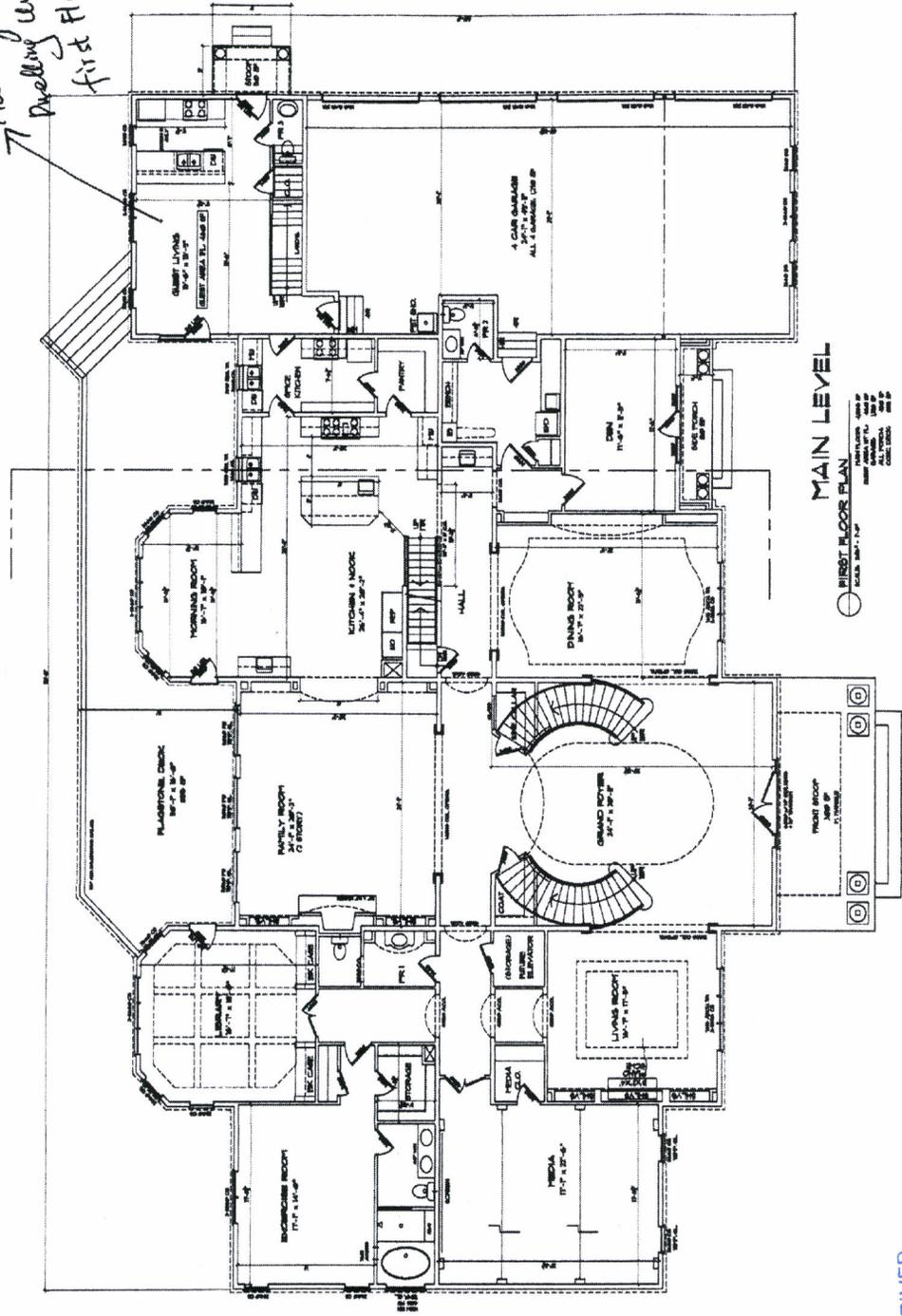
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NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20

First Floor Plan
Scale: 3/8" = 1'-0"

A2

Accessory Dwelling Unit
first Floor



Accessory Dwelling unit 1st Floor
includes: ① Guest living
② Dining

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JUN 17 2016
Zoning Evaluation Division



ARTIFACT, LLC
Construction Management
11011 Old Lee Road, Suite 200
Chantilly, VA 20151
703.421.1100
www.artifactllc.com

Mr. & Mrs. K. & A. Qiu
Residence
11643 Blue Ridge Lane
Great Falls, VA 22066

Project Name: [Blank]
Project Address: [Blank]
Project City/State/Zip: [Blank]

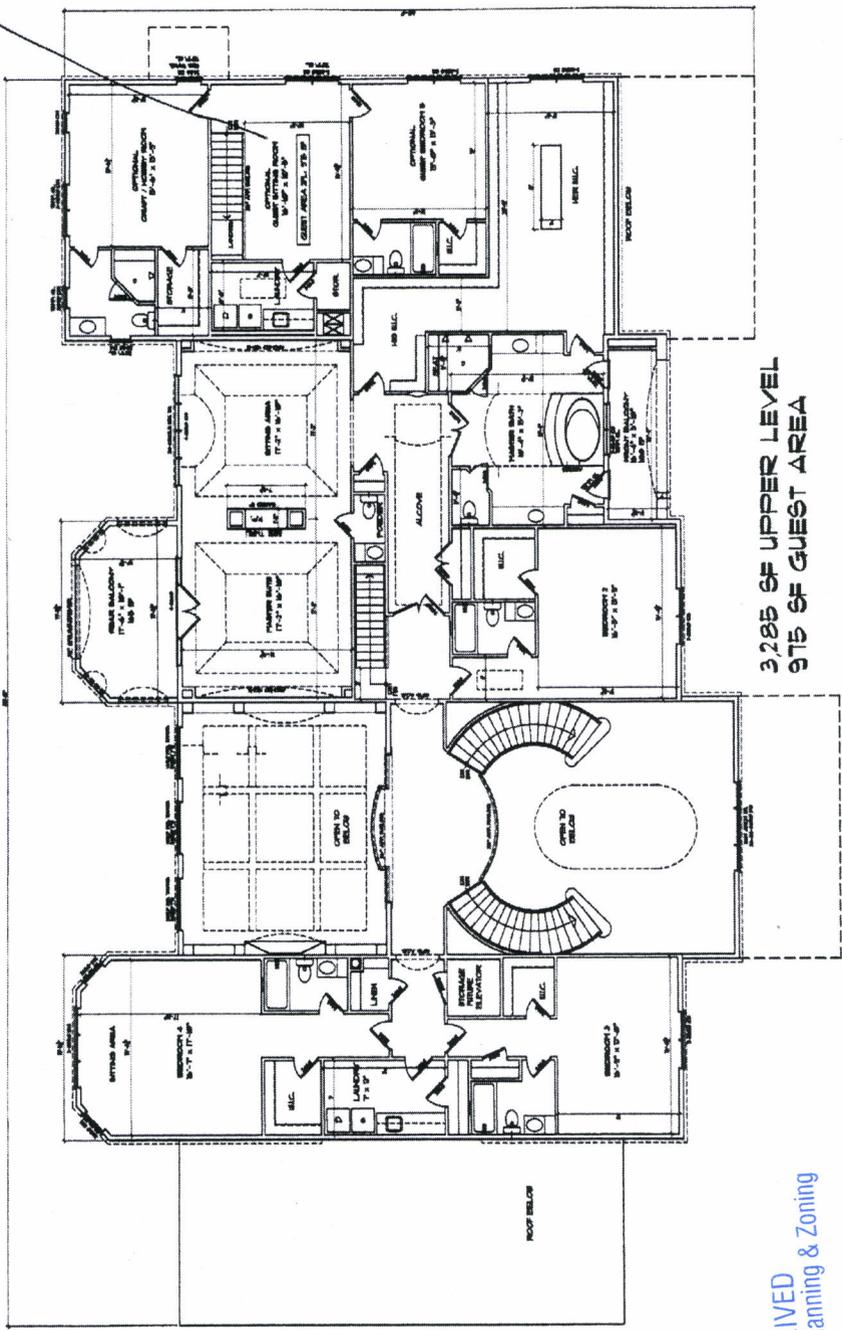
DATE	DESCRIPTION
05/15/16	REVISED

Second Floor Plan

Scale: 1/8" = 1'-0"
Date: 05/15/16

A3

*Accessory Dwelling Unit
Second Floor*



3,285 SF UPPER LEVEL
975 SF GUEST AREA

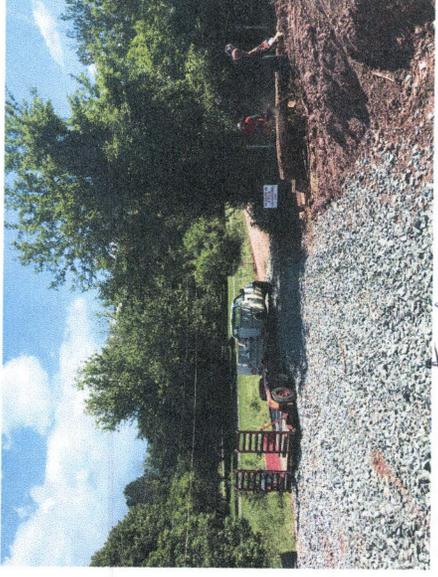
SECOND FLOOR PLAN
DATE: 05/15/16
SCALE: 1/8" = 1'-0"

*Accessory Dwelling unit 2nd Floor
includes ① Craft/hobby room*

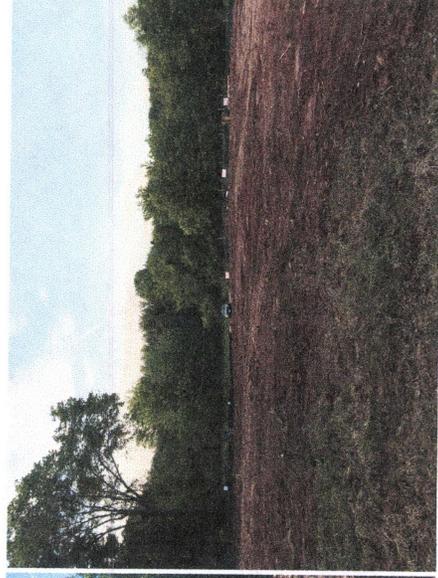
- ② Guest sitting room
- ③ Guest bedrooms

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JUN 17 2016
Zoning Evaluation Division

11643 Blue Ridge Ln, Great Falls



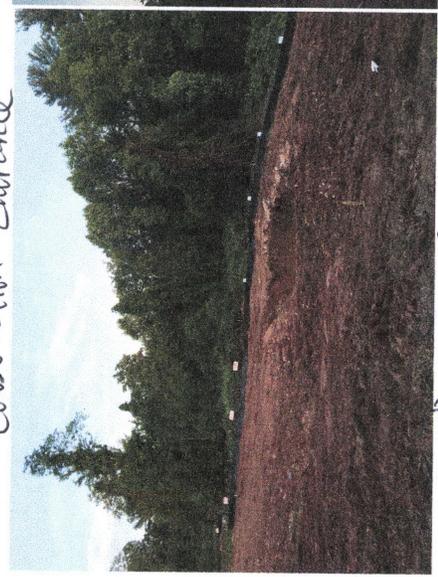
Construction Entrance



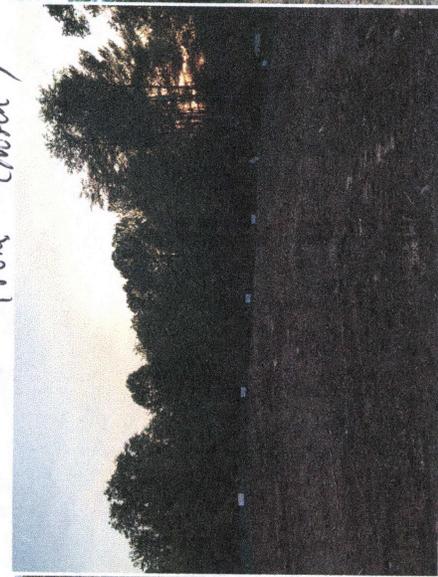
Front (North)



West side



Back 1 (South)



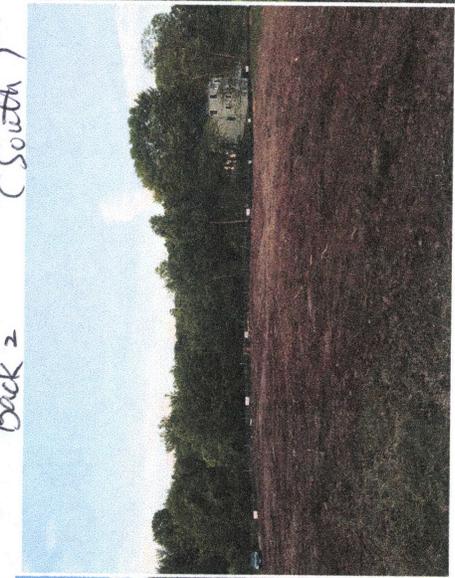
Back 2 (South)



South East 1



South East 2



East side



North side

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Department of Planning & Zoning
JUN 13 2016
Zoning Evaluation Division

JZ Structural Consulting, Inc.

Consulting Structural Engineers

43130 Amberwood Plaza St. 235
Chantilly, VA 20152
(P) (703) 327-9912, (F) (703) 327-8285

Date: May 16, 2016

Residence location: 11643 Blue Ridge Lane, Great Falls, VA 22066

Fairfax County Department of Planning and Zoning,

It is to state that accessory dwelling unit ratio of the residence above. The accessory dwelling unit is located in the first level connected with the garage and the 2nd level on top of the garage. Below is summary of each level Square Footage (SF).

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Dwelling Unit Ratio = 9.59%

=Accessory Dwelling Unit SF (1,435 SF) / Total SF of the residence (14,960 SF) x 100(%)

Please take care of the residence owner's concerns regarding dwelling unit ratio. If you have any questions, please contact me at your convenience.

Respectfully,

JZ Structural Consulting, Inc

XIAOJIN ZHANG
Lic. No. 029548

Jon Zhang, PE

Principal Engineer



Application No.(s): SP 2016-DR-067
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/13/2016
(enter date affidavit is notarized)

135359

I, Amanda Qiu, 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)
Amanda Qiu	2133b Cameron Hunt PL, Ashburn, VA 20147	Applicant/ Title Owner
Kenneth Qiu	2133b Cameron Hunt PL, Ashburn, VA 20147	Title Owner

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/13/2016
(enter date affidavit is notarized)

135359

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)

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)

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/13/2016
(enter date affidavit is notarized)

135359

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**)

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/13/2016
(enter date affidavit is notarized)

135359

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.

Application No.(s): _____ (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/13/2016
(enter date affidavit is notarized)

135359

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) Applicant *Amanda Qiu* Applicant's Authorized Agent *[Signature]*

Amanda Qiu KEONETT QIU
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of JULY 2016, in the State/Comm. of Loudoun, County/City of ASHBORD.

Geetha Iyer
Notary Public

My commission expires: 1/31/2020

GEETHA IYER
NOTARY PUBLIC 7190748
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES ON 01-31-2020

Bldg Permit #: **160670263**

DEMOLISH ENTIRE STRUCTURE

APPENDIX 4

Address: 11643 BLUE RIDGE LA
GREAT FALLS VA 22066-1004
Bldg: N/A Floor: Suite: N/A

Tax Map: 0062 02 0021

Subdiv: **KENTLAND FARMS LT 21**

.01

Owner: QIU KENNETH
11643 BLUE RIDGE LN GREAT FALLS VA 22066

Phone Day: (703)622-8899 x **Evening:** _____

Contractor:
ARTIFACT LLC
14113 Robert Paris Ct
#103
Chantilly, Va 20151-0000
(240) 422-0478

Type of Work: DEMOLITION RESIDENTIAL
Description of Work: DEMO ENTIRE SFD STRUCTURE

ZPRB Review:

<u>Date</u>		<u>Status</u>
04/06/2016	RMARCY	Approved

Zoning Detail Review TAB:

Zoning Dist.	Proffer
R-E	Not on hN
Zoning Use	
SFD	

Proffers: Not on historic list - Not in historic district

<u>USE GRP</u>	<u>CNST TYPE</u>	<u>BLDGAREA</u>
R5	VB	0.00

DETAILS COMMENTS:

**Building Permit
 Zoning Review**

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

5/10/16 9:11:15AM

Bldg Permit #:

160680236

NEW SINGLE FAMILY DWELLING

Address: 11643 BLUE RIDGE LA
 GREAT FALLS VA 22066-1004
 Bldg: N/A Floor: Suite: N/A

Tax Map: 0062 02 0021

Subdiv: **KENTLAND FARMS LT 21**

.01

Owner: QIU KENNETH
 11643 BLUE RIDGE LN GREAT FALLS VA 22066

Phone Day: (703)622-8899 x

Evening:

Contractor:

ARTIFACT LLC
 14113 Robert Paris Ct
 #103
 Chantilly, Va 20151-0000
 (240) 422-0478

Type of Work: NEW SINGLE FAMILY DWELLING

Description of Work: BUILD NEW SFD W/FINISH BASEMENT W/WET BAR NO BEDRM,OR KITCHEN FOUR GARAGE SIDE AND FRONT STOOP REAR FLAGSTONE DECK W/STEPS 2ND FLOOR BALCONY AS PER PLANS

ZPRB Review:

Date	Status
04/15/2016	Failed

Problem Recorded: 4/15/16 **Problem Resolved**

There is a guest suite with a kitchen in it and it is not allowed without a special permit. Customer needs to either resubmit arch. Drawing showing that the kitchen has been removed or get a special permit for that guest suite and kitchen.

05/10/2016	Approved
------------	----------

Zoning Detail Review TAB:

Zoning	Cluster	Dist.	Subdiv	Use	Height	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
R-E	N	SFD			34.60	Y	N	N	N	N

Yard/Setbacks:

Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear
sfd	290.50	0.00	0.00	145.30	67.80	219.50
deck	0.00	0.00	0.00	0.00	0.00	217.00

USE GRP	CNST TYPE	BLDGAREA
R5	VB	19,800.00

DETAILS COMMENTS:

construct new sfd with wetbar in basment w/ sink and counter top no 2nd kitchen, 4 car side load garage, spice kitchen, 2nd floor rear balcony, 2 front stoops, side stoop entrance to guest suite and rear deck. guest living room w/ wetbar, dishwasher, fridge and counter tops. No 2nd kitchen

Swimming pool will be pulled on separate permit

SCANNED

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-918 Additional Standards for Accessory Dwelling Units

As established by the Fairfax County Board of Supervisors' Policy on Accessory Dwelling Units (Appendix 5), the BZA may approve a special permit for the establishment of an accessory dwelling unit with a single family detached dwelling unit but only in accordance with the following conditions:

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit and there shall be no more than one accessory dwelling unit per single family detached dwelling unit.
2. Except on lots two (2) acres or larger, an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.

On lots two (2) acres or greater in area, an accessory dwelling unit may be located within the structure of a single family detached dwelling unit or within a freestanding accessory structure.
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. When the accessory dwelling unit is located in a freestanding accessory structure, the gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the accessory freestanding structure and the principal dwelling unit.
4. The accessory dwelling unit shall contain not more than two (2) bedrooms.
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
 - A. One of the dwelling units shall be owner occupied.
 - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly and/or disabled as specified below:
 - (1) Any person fifty-five (55) years of age or over and/or
 - (2) Any person permanently and totally disabled. If the application is made in reference to a person because of permanent and total disability, the application shall be accompanied by a certification by the Social Security

Administration, the Veterans Administration or the Railroad Retirement Board. If such person is not eligible for certification by any of these agencies, there shall be submitted a written declaration signed by two (2) medical doctors licensed to practice medicine, to the effect that such person is permanently and totally disabled. The written statement of at least one of the doctors shall be based upon a physical examination of the person by the doctor. One of the doctors may submit a written statement based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability.

For purposes of this Section, a person shall be considered permanently and totally disabled if such person is certified as required by this Section as unable to engage in any substantial gainful activity by reasons of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.

- C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by not more than one (1) of the following:
 - (1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.
 - (2) A group of not more than four (4) persons not necessarily related by blood or marriage.
- 6. Any accessory dwelling unit established for occupancy by a disabled person shall provide for reasonable access and mobility as required for the disabled person. The measures for reasonable access and mobility shall be specified in the application for special permit. Generally, reasonable access and mobility for physically disabled persons shall include:
 - A. Uninterrupted access to one (1) entrance; and
 - B. Accessibility and usability of one (1) toilet room.

7. The BZA shall review all existing and/or proposed parking to determine if such parking is sufficient to meet the needs of the principal and accessory dwelling units. If it is determined that such parking is insufficient, the BZA may require the provision of one (1) or more off-street parking spaces. Such parking shall be in addition to the requirements specified in Article 11 for a single family dwelling unit.
8. The BZA shall determine that the proposed accessory dwelling unit together with any other accessory dwelling unit(s) within the area will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit be deemed a subdivision of the principal dwelling unit or lot.
9. Any accessory dwelling unit shall meet the applicable regulations for building, safety, health and sanitation.
10. Upon the approval of a special permit, the Clerk to the Board of Zoning Appeals shall cause to be recorded among the land records of Fairfax County a copy of the BZA's approval, including all accompanying conditions. Said resolution shall contain a description of the subject property and shall be indexed in the Grantor Index in the name of the property owners.
11. The owner shall make provisions to allow inspections of the property by County personnel during reasonable hours upon prior notice.
12. Special permits for accessory dwelling units shall be approved for a period not to exceed five (5) years from the date of approval; provided, however, that such special permits may be extended for succeeding five (5) year periods in accordance with the provisions of Sect. 012 above.
13. Notwithstanding Par. 5 of Sect. 9-012, any accessory dwelling unit approved prior to July 27, 1987 and currently valid may be extended in accordance with the provisions of this Section and Sect. 012 above.